

April 8, 2022
Job Number: 2690-001
Historic Preservation Services for Pig'n Whistle

MEMORANDUM FOR THE RECORD

2.6 2690-001.M01

TO: Sunset Entertainment Group
(Mr. Alan Hajjar)

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Historic Preservation Services for Pig'n Whistle

ATTACHMENT A Plans

Executive Summary

The purpose of this Memorandum for the Record (MFR) is to demonstrate conformance with the Secretary of the Interior's Standards (Standards) for the rehabilitation of the former Pig'n Whistle restaurant space into a Mexican-themed restaurant known as Mr. Tempo Cantina. The property is a contributor to the Hollywood Boulevard Commercial and Entertainment National Register Historic District. This MFR was prepared in concert with research conducted by Anne Marie Brooks. As demonstrated in the MFR, the project complies with the Standards for Rehabilitation, is reversible, and would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

Properties listed in the National Register of Historic Places are automatically listed in the California Register of Historical Resources and are "historical resources" pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. Projects that meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties* are considered to be mitigated to a level of less than significant (Section 15064.5(b)(3) of the CEQA Guidelines) and may qualify for a Class 31 Categorical Exemption. The Pig'n Whistle, located at 6714 Hollywood Boulevard, Los Angeles, California, was designed by H.J. Knauer in 1919 and remodeled by Morgan, Walls, and Clements in 1927. The firm of Morgan, Walls, and Clements was a well-known architecture firm based in Los Angeles and is considered to be a master architecture firm. The Hollywood Boulevard Commercial and Entertainment Historic District was listed in the National Register in March 1985.

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Introduction

The Pig'n Whistle (building) portion of three storefronts, located at 6714 Hollywood Boulevard, Los Angeles (City), California, was designed by H.J. Knauer in 1919¹ and remodeled by Morgan, Walls, and Clements in 1927.² The National Register nomination erroneously attributes the original 1919 design to Morgan, Walls, and Clements. The firm of Morgan, Walls, and Clements is a well-known architecture firm based in Los Angeles and is considered to be a master architecture firm. The Hollywood Boulevard Commercial and Entertainment Historic District was listed in the National Register of Historic Places (National Register) in March 1985.

The Hollywood Boulevard Commercial and Entertainment Historic District was determined to be significant:

The Hollywood Boulevard District is a 12 block area of the commercial core along Hollywood's main thoroughfare, which contains excellent examples of the predominant architecture styles of the 1920s and 1930s. The area contains a mix of Classical Revival, Spanish Colonial Revival, and Art Deco structures. Over 100 buildings are included. The development pattern of the 1920s, with high-rise buildings at major intersections, flanked by one and two-story retail structures, remains intact to this day. Integrity is fair; the major landmark buildings still retain their distinctive identities, while many of the smaller buildings have been altered, remodeled, or covered with modern signage. Although the number of contributors is only 56% of the total parcels, the larger scale and placement of the contributing structures create an impression of greater cohesion.

The Hollywood Boulevard commercial and entertainment district contains 102 buildings, the vast majority of which were constructed between 1915 and 1939. A major grouping of Classical Revival financial and professional buildings, several of which reached the legal height limit of 12 stories, anchor the major intersections along the Boulevard. A number of fine examples of Spanish Colonial Revival architecture and the Art Deco style lend character and sophistication to the street. There are a few examples of other period revival styles popular in the first three decades of the 20th century, notably French Chateausque, and a group of theater structures worthy of notice. While the majority of street-level facades have been altered, mainly in the 1950s, the upper stories of the buildings retain a high degree of integrity. Parapet corrections are another significant category of alteration, due to prevailing seismic codes. Many one and two-story commercial vernacular structures are supportive in size, scale, and construction period to the surrounding buildings, but their primary facades have been repeatedly remodeled and they have become visually noncontributing. Metal sheathing masks existing ornament on several candidates for rehabilitation. In addition to architectural details, there are several fine urban design features: colored terrazzo entryways, neon signage, and the Hollywood Walk of Fame.³

¹ City of Los Angeles. December 8, 1919. Building Permit No. 1919LA12072.

² City of Los Angeles. March 10, 1927. Building Permit No. 6425.

³ McAvoy, Christy Johnson. August 1, 1984. National Register Nomination for the Hollywood Boulevard Commercial and Entertainment Historic District. Prepared for Hollywood Heritage. <https://npgallery.nps.gov/GetAsset/236d3254-47ee-4b31-9045-c2999cc465f2/>

The Pig'n Whistle is a contributing feature of this historic district. The National Register nomination describes the Pig N Whistle as follows:

Pig N' Whistle (6718 Hollywood Blvd.): 1919/27; Morgan, Walls & Clements. One story commercial building with three storefronts, the eastern one of which retains the fanciful Churrigueresque detailing and marquee from 1927. The companion soda fountain to the Egyptian Theater, the interior of this store has an intact (although hidden) ceiling. Some wrought iron remains, as well as the stone medallions and ornament on the stucco facade. The other two storefronts have been repeatedly altered and retain no historical integrity.⁴

Properties listed in the National Register are automatically listed in the California Register of Historical Resources (California Register) and are "historical resources" pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. Projects that meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards) are considered to be mitigated to a level of less than significant (Section 15064.5(b)(3) of the CEQA Guidelines) and may qualify for a Class 31 Categorical Exemption. The purpose of this Memorandum for the Record (MFR) is to demonstrate conformance with the Standards. This MFR was prepared in concert with research conducted by Anne Marie Brooks.

Regulatory Setting

State of California

Section 15064.5(b) of the CEQA Guidelines defines a substantial adverse change to a historical resource as

- (b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.
 - (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
 - (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

⁴ McAvoy, Christy Johnson. August 1, 1984. National Register Nomination for the Hollywood Boulevard Commercial and Entertainment Historic District. Prepared for Hollywood Heritage. <https://npgallery.nps.gov/GetAsset/236d3254-47ee-4b31-9045-c2999cc465f2/>

- (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

City of Los Angeles

Section 91.106.4.5 of the Los Angeles Municipal Code states,

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

Project Description

The project is the rehabilitation of the former space known as the Pig'n Whistle restaurant for continued use as a Mexican-themed restaurant known as Mr. Tempo Cantina. Jorge Cueva, restauranter and entrepreneur with 160 restaurants, is the proprietor of the replacement business. The project was completed prior to the preparation of this MFR. The project removed the cloth panels and wall sconces that were installed in the 1999–2001 renovation and replaced them with sculpted fiberglass panels. Additional speakers and lighting were installed in the dining room ceiling. The ceiling was repainted white to “open up” the feel of the space. The bar was relocated from the central western end of the dining room to the southern edge of this space. The southern wall of the dining room was accented with contemporary tiles. The flooring that was installed during the 1999–2001 remodel was removed and replaced with contemporary tiles. Exterior alterations included removing the channel letters that now read “Mr. Tempo Cantina,” a font change in the channel letters on the marquee, the Mr. Tempo logo in marquee fins, removing the wall-mounted signage and replacing them with the Mr. Tempo Cantina–branded image, covering the flute-playing pig medallions with skull-themed medallions, and painting the facade white (Attachment A, *Plans*). Work remaining to be completed is to remove the skull-themed medallions, repair the flute-playing pig medallions as needed (although the dark green contrasting paint that was added as part of the 1999–2001 renovation will not be replicated), and the primary façade will be a painted a color that is complimentary to the Egyptian Theatre. Additionally, the spiral staircase in the dining room will be removed.

Methodology

Sapphos Environmental, Inc. (Ms. Carrie Chasteen) was retained by the Sunset Entertainment Group to document the current condition of the building, review historic building permits, and assess the project for conformance with the Standards. Ms. Chasteen possesses a Master of

Science in Historic Preservation from the School of the Art Institute of Chicago, has more than 20 years of experience in the field of cultural resources management, and is included in the City's list of qualified consultants. Ms. Chasteen conducted a site visit on February 24, 2022, and documented the public spaces and basement, including the women's restroom, using digital photography. Copies of the historic building permits and historic photographs were provided by the applicant.

Construction History

Table 1, *Permit History*, provides a summary of the permits that have been issued for the subject property, demonstrating previous alterations that have impacted the integrity of the building.

Table 1
Permit History

Permit No.	Date Issued	Architect/ Engineer	Scope of Work
30683	October 20, 1926	Morgan, Walls, and Clements	For foundation only. Excavating for basement—underpinning of present walls and construction of a new foundation walls, piers, etc.
31061	October 22, 1926	Morgan, Walls, and Clements	Remove present floor, store fronts, and roof of the storerooms.
6425	March 10, 1927	Morgan, Walls, and Clements	Excavation and concrete wall of utility space... Election [electrification] of marquee...
20190	July 16, 1927	Morgan, Walls, and Clements	Cut opening through east wall in the courtyard of Grauman's Egyptian Theatre.
3748	February 8, 1929	N/A	Installing two Special Payne gas furnaces with blowers—no change to the duct system.
15077	July 29, 1931	N/A	To build a soundproof partition behind a pipe organ.
16559	December 5, 1934	N/A	Repair and coat with paint composition roof.
12104	April 1, 1940	Blaine Noice	Add signs on the returns of existing marquee.
3982	N/A	N/A	Remove timbers damaged by fungus infection and placing approximately 85 linear feet of partition walls on foundation.
19535	July 30, 1942	N/A	Replace the doors on stairways to the basement with Class B doors and assembly. Replace door on dumbwaiter shaft with Class F fire door and assembly. Remove 15-foot x 35-foot canvas awning from rear of building. Rehang one exit door to swing out and provide panic bars on both exit doors. Provide exit signs over exit doors. Pair of side exit doors to be replaced with Class D fire protective assembly.
LA5181	March 1954	A.G. Bailey	Replace asphalt tile in the kitchen area. Provide new opening in kitchen wall. Make new 2 x 4 stud partition and service counter. Remove dumbwaiter. Repair plumber and overhaul air conditioning.
LA78889	January 29, 1954	N/A	Correction of parapet walls adjacent to McCadden and Hollywood Blvd.
61265	December 9, 1963	None	Relocate entry and change occupancy.

Table 1
Permit History

Permit No.	Date Issued	Architect/ Engineer	Scope of Work
58515	January 20, 1978	Prenovich	Marquee signage.
02300600052	May 3, 1983	N/A	Earthquake repair, including remodel interior partitions.
0200090000	January 7, 1983	Hellman Dong Architects	Tenant improvement and change occupancy to B-2 restaurant.
98016-1000-02885	March 8, 2000	N/A	Exterior façade rehabilitation work. Work included exposing and repairing the Churrigueresque details of the marquee and primary façade.
00016-10000-08219	September 19, 2000	N/A	Tenant improvements. The Churrigueresque ceiling was restored based on historic photographs provided by Hollywood Heritage. A new bar was constructed. New flooring was installed to replace extant flooring.
01048-1000-00259	February 22, 2001	N/A	Remove/replace signage on the marquee. Non-illuminated channel letters stating: "Pig'n Whistle."
01048-1000-00260	February 22, 2001	N/A	Wall-mounted signage installed.
21141-2000-1542	November 9, 2021	N/A	Install six new circuits for the kitchen equipment.
21042-10000-73965	November 4, 2021	N/A	Mechanical/Plumbing/Commercial: Replace old equipment.
21048-10000-02167	November 2, 2021 (applied)	N/A	Replace three illuminated channel letter signs on marquee sign (pending).
21016-10000-55163	November 22, 2021 (applied)		Tenant improvement: relocate existing bar, remove existing platform, upgrade bathroom to ADA compliance (pending).

Between 1999 and 2001, cosmetic improvements were made, including the installation of cloth panels and sconces on the walls and removal of the drop ceiling in the dining room. As a result of the removal of the drop ceiling, the original Churrigueresque ceiling was re-created with fiberglass based on extant fragments and historic photographs. The pendant lighting in the dining room was not original and was installed to reflect the feel of the 1927 aesthetic. Additionally, the drywall and other materials that were added to enclose the marquee were removed during this renovation. The channel letters, fins, and Pig'n Whistle logo on the fins were reinstalled and the ceiling of the marquee was re-created using tin panels. The Pig'n Whistle wall-mounted sign was re-created as were the flute-playing pig medallions, albeit at a smaller scale. The green accent on the medallions was also added at that time.

The 1999–2001 improvements met the Standards and were completed in a competent manner, and the building better contributes to the National Register historic district as a result. In 2004, the storefront windows were installed to enclose the front patios, and the entry doors were pushed out to create a flat plane on the primary façade. This alteration was completed for security purposes. Permits for the 2004 work were not available from the Department of Building and Safety and were not provided by the property owner. The extant channel letters that were removed for the 2021 renovation are being stored at the Valley Relics Museum in North Hollywood. The replacement channel letters match the location of the former to the greatest extent possible but are in a different font.

Historic Photograph Timeline

Figure 1 reproduces a vintage postcard showing the Pig'n Whistle, two adjacent storefronts, and the Egyptian Theatre as originally constructed in 1919.



Figure 1. View of 6700 Block of Hollywood Boulevard in 1919

SOURCE: Martinbull.com, n.d.

The original façade was renovated in 1927. Italianate features were removed.

Figure 2 shows the 1927 marquee sign for the Pig'n Whistle. There is no wall-mounted signage (added in 1999–2001), and the sides lack signage and fins as well.

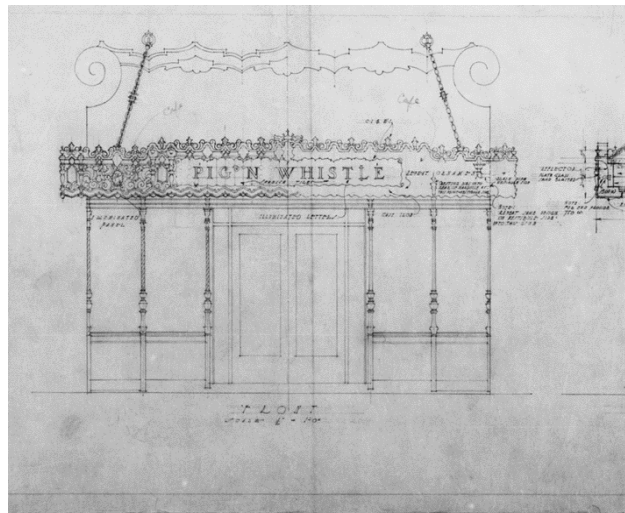


Figure 2. Architectural Rendering of a Portion of the Primary Façade

SOURCE: Sheet 24, Job 920, Morgan, Walls, and Clements, architects.

The display advertisement for opening day of the Pig'n Whistle on Friday, July 22, 1927, is shown in Figure 3. The commercial enterprise originally sold sweets and had sit-down dining as a support service for the Egyptian Theatre.



Figure 3. Opening Day Display Ad
SOURCE: *Los Angeles Times*, July 22, 1927, p. A7.

Figure 4 presents a view of the candy display counter circa 1927.



Figure 4. View of the Original Candy Display
SOURCE: *Images of America*.⁵

⁵ Gelakoska, Veronica. 2010. *Images of America: Pig N' Whistle*. Arcadia Publishing.

No vestige of the candy display counter is extant. The checkerboard black-and-white tile was removed at an unknown date.

Figure 5 gives a view of the soda counter circa 1927.



Figure 5. View of the Original Soda Fountain

SOURCE: *Images of America*.⁶

The interior furnishings and flooring were removed over the course of time as the operators of the restaurant space changed. According to Robert Nudelman of Hollywood Heritage, the Pig'n Whistle closed in 1953 and the original interior features were auctioned and sold.⁷

⁶ Gelakoska, Veronica. 2010. *Images of America: Pig N' Whistle*. Arcadia Publishing.

⁷ Howser, Huell. November 16, 2018. Visiting with Huell Howser: Pig & Whistle.
<https://www.youtube.com/watch?v=HlrNIUoF0qU>

Figure 6 shows the 1927 storefront, which consisted of a pair of small outdoor spaces that functioned as patios and the original signage on the marquee. The patios were enclosed with pivoting storefront windows, and the paired wood doors were pushed to the sidewalk to create a flat plane for security purposes in 2004.

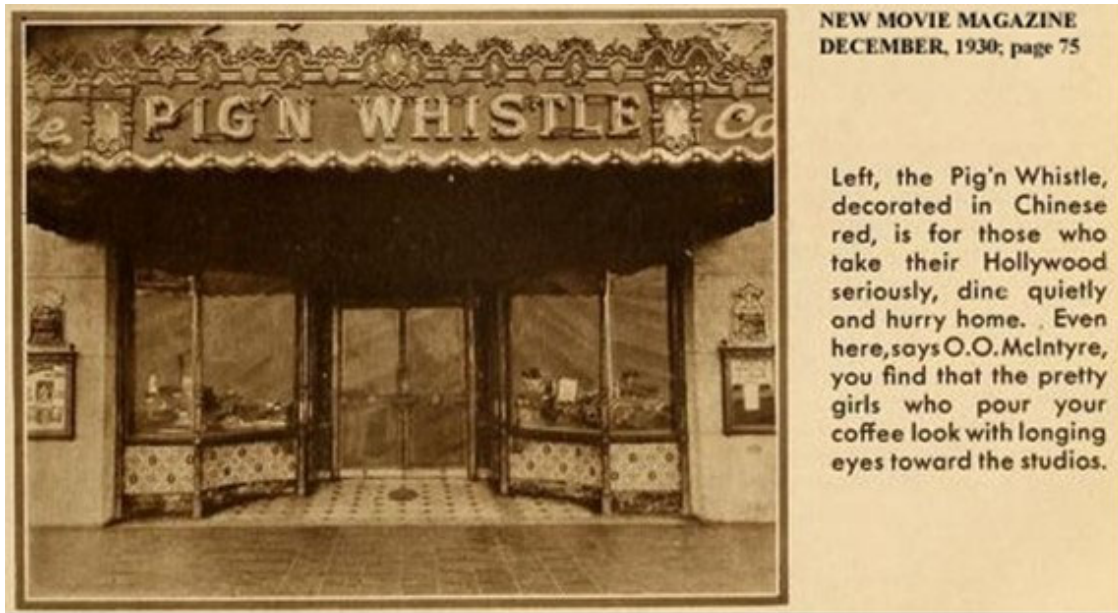


Figure 6. Pig'n Whistle, 1930

SOURCE: *New Movie Magazine*, December 1930, p. 75.

A 1946 photograph, presented in Figure 7, shows the wall signage in a Gothic font and alterations to the marquee signage. Alterations to the marquee include the projecting fins with “Pig’n Whistle” spelled out in neon channel letters and the introduction of the word “café” on the sides. A flute-playing pig logo in neon appears in the center of the front of the marquee.



Figure 7. Pig’n Whistle 1946

SOURCE: Photo provided by Sunset Entertainment Group.

Figure 8 shows the Pig'n Whistle circa 1960 when it was converted to a Masters Market.



Figure 8. Pig'n Whistle Circa 1960

SOURCE: Photo provided by Sunset Entertainment Group.

By this time, the marquee was enclosed and the original neon signage removed. Additionally, the wall-mounted Gothic-font signage was removed. The façade was painted white. This is the condition in which the building was identified as a contributor in 1985 to the National Register historic district. Detailed analysis of the building's character-defining features was not provided in the National Register nomination.

The marquee was restored as part of the 1999–2001 renovation, including reconstruction of the side fins with neon-lit channel signage (Figure 9). The extant channeled neon signage was added at that time. The channel letters that were added in the 1999–2001 renovation were removed in late 2021 and are stored at the Valley Relics Museum. Additionally, the new wall-mounted signage was installed based upon historic photographs. The flute-playing pig medallions were re-created, albeit at a smaller scale than the originals.



Figure 9. Pig'n Whistle, 2014

SOURCE: Photo provided by Sunset Entertainment Group.

Figures 10 and 11 show the marquee sign following the 1999–2001 renovation.



Figure 10. Marquee Sign, 2014

SOURCE: Photo provided by Sunset Entertainment Group.

The re-created fins with neon-lit channel letters are shown in Figure 11. The renovation was completed with the 1999–2001 remodel.



Figure 11. Side View of the Marquee and Pig'n Whistle Medallion, 2014

SOURCE: Photo provided by Sunset Entertainment Group.

Figure 12 shows the interior following the 1999–2001 renovation in comparison with the 2021 renovation.

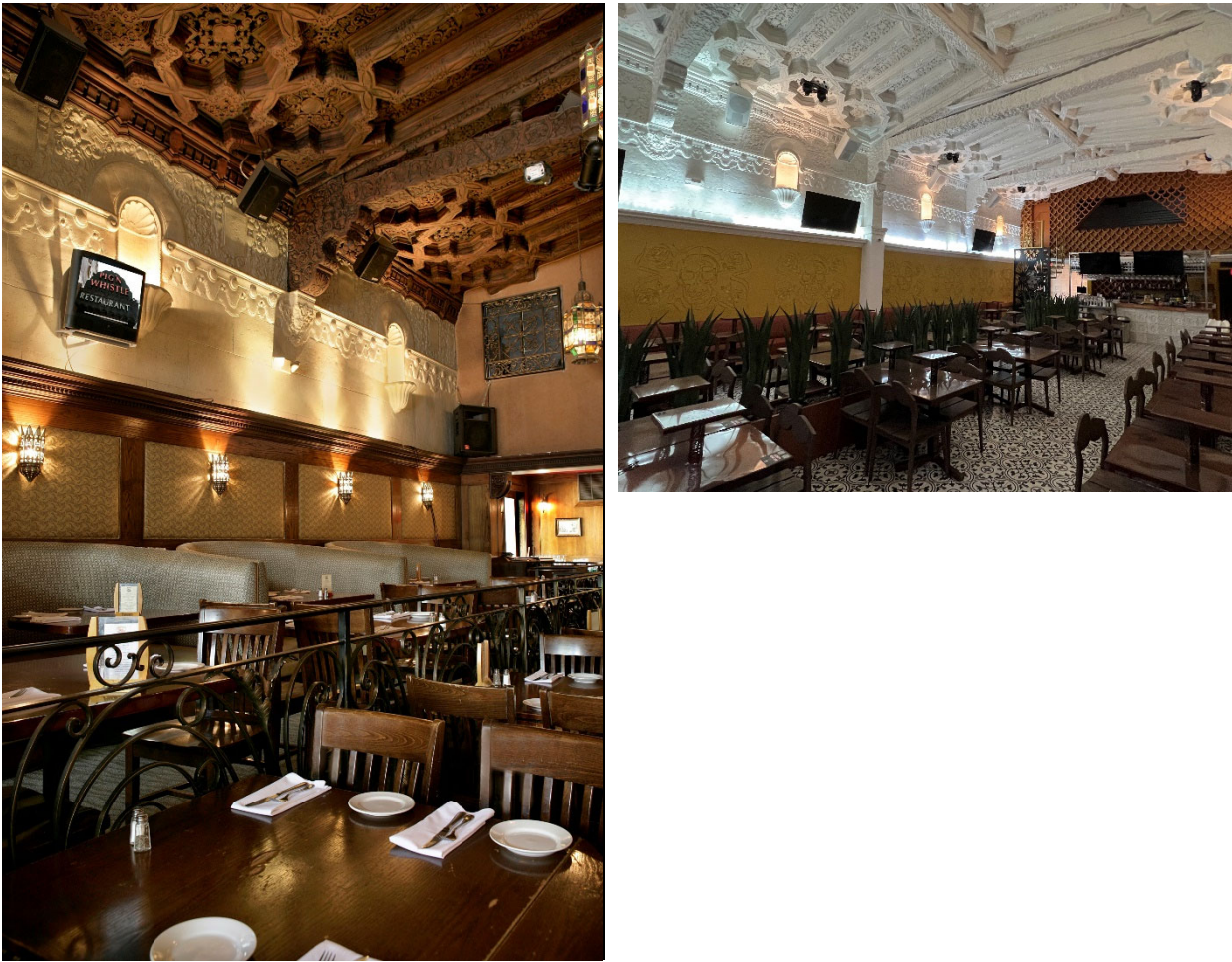


Figure 12. Fiberglass Reconstruction of the Ceiling, 2001 (left) and 2022 (right)
SOURCE: Photos provided by Sunset Entertainment Group.

As part of the current project, the ceiling was painted white (Figure 13). The cloth panels and wall sconces were removed.



Figure 13. View of the Re-Created Fiberglass Ceiling
SOURCE: Sapphos Environmental, Inc., 2022.

The flooring was installed during the 1999–2001 renovation. The floor has subsequently been retiled (Figure 14).



Figure 14. View of Interior Tile
SOURCE: Sapphos Environmental, Inc., 2022.
NOTE: The previous flooring was installed in 2001.

The patios were enclosed with contemporary storefront, and the original paired wood doors were pushed to the sidewalk to create a flat plane on the primary façade for security reasons in 2004. The interior arches were installed where the original primary façade plane was previously located (Figure 15).



Figure 15. Original Doors and Storefront Windows Extant

SOURCE: Sapphos Environmental, Inc., 2022.

NOTE: Metal windows were added in 2001 for security.

Figure 16 shows the primary façade following execution of the current project.



Figure 16. Marquée

SOURCE: Sapphos Environmental, Inc., 2022.

The original metal panels on the marquee are extant; however, the 2001 neon channel signage has been removed.

Several original features remain in the basement as demonstrated by photographs shown in Figures 17 through 21.



Figure 17. Original Churrigueresque Detail Is Extant—Entryway to the Basement
 SOURCE: Sapphos Environmental, Inc., 2022.



Figure 18. Original Detailing Extant—Entryway to the Basement
 SOURCE: Sapphos Environmental, Inc., 2022.



Figure 19. Original Basement Detail Is Extant
SOURCE: Sapphos Environmental, Inc., 2022.



Figure 20. Replicated Stenciling Is Extant
SOURCE: Sapphos Environmental, Inc., 2022.



Figure 21. Original Tile Is Extant in the Basement
SOURCE: Sapphos Environmental, Inc., 2022.

Character-Defining Features

The National Register nomination does not identify additional character-defining features of the Pig'n Whistle. However, the following list summarizes the extant character-defining features:

- The original interior and exterior Churrigueresque-style architectural detailing
- The Pig'n Whistle medallions on the primary façade
- The marquee with decorative edging
- Placement of signage on the marquee
- The paired wood entry doors
- The color scheme of the façade that compliments the Egyptian Theatre
- The Churrigueresque-style open-beam ceiling in the dining room
- The Pig'n Whistle tiles and stenciling in the basement

Secretary of the Interior's *Standards for the Treatment of Historic Properties* Compliance Analysis

Because the Pig'n Whistle is a contributor to the Hollywood Commercial and Entertainment National Register Historic District, it is considered to be a "historical resource" pursuant to Section 15064.5(a) of the CEQA Guidelines. The proposed project was reviewed to determine if the work is compatible with the existing building as per the Standards. The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying guidelines for each. The appropriate Standards for consideration for this project are for Rehabilitation.

The Standards for Rehabilitation were reviewed for impacts to the subject property. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. Analysis of the project under the 10 Standards for Rehabilitation are described below.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The subject property was constructed as a restaurant in 1927 and will continue to be used as such. Minimal changes have been made to the building as part of the proposed project; however, the distinctive materials, features, spaces, and spatial relationship changes are maintained. The bar was constructed in the 1999–2001 renovation, which resulted in a change to spatial relationship of the features of the dining room at that time. The relocated bar has a smaller footprint, which reduces the impact to the spatial relationship of the dining room. The cloth panels and sconces were installed in the 1999–2001 renovation. While the sculpted wall panels installed for the current project are not compatible with the distinctive materials of the dining room, they could be removed at a future date. The exterior wall-mounted signage was installed in the 1999–2001 renovation and could be reinstalled at a future date. The original Pig'n Whistle neon-lit channel letters are stored at the Valley Relics Museum for the express purpose of allowing restoration at a future date. Therefore, modifications to the marquee could be reversed at a future date. All changes are reversible and comply with Standard for Rehabilitation No. 1.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

Character-defining features that define the building and its architectural style include the interior and exterior Churrigueresque detailing, the flute-playing pig medallions on the primary façade, the marquee, the paired wood entry doors, the color scheme that is compatible with the Egyptian Theatre, and the tile and stenciling in the basement. The proposed project would relocate the bar, replace the flooring in the dining room, remove the cloth panels and sconces and replace them with sculpted fiberglass panels, and install contemporary tile as a decorative element on the southern wall of the dining room. No original character-defining features would be affected by the completed work. The exterior flute-playing pig medallions will be restored as a part of this project. Extensive photographic documentation is available to restore the dining room to the condition created during the 1999–2001 renovation. Therefore, the proposed project is reversible.

The color of the dining room ceiling was changed from dark brown to white. The National Register nomination does not note a significant color palette for the Pig'n Whistle, and the City does not typically regulate paint color. Therefore, the change to a white color is not an impact pursuant to CEQA. It is recommended that the primary façade be repainted to reflect the Spanish style of architecture and the Egyptian Theatre more closely.

The bar that was removed as part of the 2021 renovation was constructed in 1999–2001 and is not a historic character-defining feature of the Pig'n Whistle. Therefore, relocation of the bar from the west wall towards the southern end of the dining room does not impact a significant character-defining feature of the interior space. The flooring in this space was also installed during the 1999–2001 renovation, and no scarring will occur as a result of the relocation of the bar. All changes are reversible and comply with Standard for Rehabilitation No. 2.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features or elements from other historic properties will be or have been used within the proposed project. The materials and design of the renovation are clearly contemporary

materials and do not reflect the 1927 and 1999–2001 renovations. All changes are reversible and comply with Standard for Rehabilitation No. 3.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed project did not change features of the property that have acquired historic significance. Although additional television screens and speakers were added in the 1999–2001 re-creation of the historic ceiling, these holes are easily patched and will not result in permanent long-term impacts to this character-defining feature. Some of the 1999–2001 work was conjectural, and some was based upon historic photographs (recreation of the ceiling). The features of the dining room that were installed during 1999–2001 were compatible with the setting and feel of the building; however, the current changes are reversible, and adequate historic photographic documentation exists to allow for accurate recreation. All changes are reversible and comply with Standard for Rehabilitation No. 4.

5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The original Churrigueresque detailing on the exterior and interior, historic tiles, and paired wood entry doors will be retained. All distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property are preserved in place.

The wall-mounted neon Pig'n Whistle sign was installed in 2001. While a community-beloved feature, the wall-mounted neon signage is not historic fabric, is not a historic character-defining feature of the building, is consistent with the original design, and is not included in the National Register nomination as it did not exist at that time. The neon-lit channel letters that were removed at that time are in storage at the Valley Relics Museum for the express purpose of allowing restoration the marquee at a future date, should that be desired. The signage on the marquee has been changed over the course of time, as demonstrated in the Historic Photograph Timeline, most recently in 2001. The marquee itself remains as it was when restored in 2001, and no historic fabric was damaged with the signage replacement. The whimsical flute-playing pig medallions remain *in situ*. Although they are presently covered with Mr. Tempo Cantina medallions, the Mr. Tempo Cantina medallions will be removed as part of this project, and the original medallions will be repaired in kind as needed. All changes are reversible and comply with Standard for Rehabilitation No. 5.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

See No. 5.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Does not apply because no chemical or physical treatments will take place.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Does not apply because no excavation will take place.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

With the exception of the temporary covering of the flute-playing pig medallions on the primary façade, the project did not remove any character-defining features associated with the 1927 and 1999–2001 renovations of the building. The skull medallions will be removed from the primary façade to expose the re-created flute-playing pig medallions as part of this project. The current renovations are reversible, and adequate historic photographs exist in order to restore the interior to the 1999–2001 renovation at a future date. The project added additional televisions, lighting, and speakers in the ceiling of the dining room, which could be removed and patched at a future date. All changes are reversible and comply with Standard for Rehabilitation No. 9.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

All alterations were installed in a manner that could be removed or reversed in the future. Therefore, the project complies with Standard for Rehabilitation No. 10.

Conclusion

The Pig'n Whistle, located at 6714 Hollywood Boulevard, Los Angeles, California, was designed by H.J. Knauer in 1919 and remodeled by Morgan, Walls, and Clements in 1927. The firm of Morgan, Walls, and Clements is a well-known architecture firm based in Los Angeles and is considered to be a master architecture firm. The Hollywood Boulevard Commercial and Entertainment Historic District was listed in the National Register in March 1985. As demonstrated by the foregoing analysis, the project complies with the Standards for Rehabilitation, is reversible, and would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

Should there be any questions regarding the information contained in this MFR, please contact Ms. Chasteen at (626) 683-3547, extension 102.

SCOPE OF WORK

TENENT IMPROVEMENT -
DEMO (E) PLATFORM
RELOCATE (E) BAR
ADD A.D.A TO (E) SINGLE ROOM OCCUPANCY BATHROOM

PROJECT DATA

JOB NAME: PIG 'N WHISTLE RESTAURANT
JOB ADDRESS: 6714 W. HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028
BUILDING DEPARTMENT: CITY OF LOS ANGELES
A.P.N.#: 554-701-4033
ZONING: C4-2D-SN

BUILDING DATA
TYPE OF CONSTRUCTION: - TYPE III-B
OCCUPANCY GROUP: - A-2

LEGAL DESCRIPTION
TRACT G. F. STEVENSON TRACT
LOT 1

PARKING

0 SPACES - EXISTING CONDITION TO REMAIN - NO CHANGE

CLIENT
6714 HOLLYWOOD BOULEVARD TEMP LLC
6714 HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028

ARCHITECT
DAVID KELLEN + ASSOCIATES, INC.
2701 AIRPORT AVE.
SANTA MONICA, CA. 90405

OCCUPANCY
(E) OCCUPANT LOAD 92
(N) OCCUPANT LOAD 92

NO SPRINKLER SYSTEM

INDEX

A-0.1 PROJECT DATA
OCCUPANCY TABULATION
SITE PLAN
A-1.1 BASEMENT PLAN - EXISTING TO REMAIN
1ST FLOOR PLAN - EXISTING
1ST FLOOR PLAN - DEMOLISH
1ST FLOOR PLAN - PROPOSED
A-2.1 BATHROOM PLAN
BATHROOM INTERIOR ELEVATIONS
HC-1 DISABLED ACCESS NOTES
K-1.0 HEALTH NOTES
EQUIPMENT SCHEDULE
SITE PLAN
K-1.1 EQUIPMENT PLAN

BUILDING DEPARTMENT NOTES

The construction shall not restrict a five foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-box, transformers, vault, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (per ordinance 170.158) (Includes Commercial additions and T1 work over \$10,000) Separate plumbing permit required.

Provide ultra flush waaater closets for all new construction.

A copy of the evaluation report an/or conditionsl of listing shall be made available at the job site

Exit signs shall be internally or externally illuminated

Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux)

Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702

Exit signs shall be illuminated at all times

Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss. (1011.2-10115.3

Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.8.3 for exceptions

Door handles, lock and other operating devices shall be instlled at a min. 34" and max. 48" above the finished floor.

THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

All egress door operation shall also comply with Section 1008.1.8-1008.1.8.6

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied

The means of egress illumination level shall not be less than 1 foot-candle at the walking surface

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply failure, an emergency electrical system shall automatically illuminate the following areas:

a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress

b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits

c. Exterior egress components at other than the level of exits discharge is accomplished for buildings required to have two or more exits

d. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits

e. Exterior landings, as required by Section 1008.1.5, for exits discharge is accomplished for buildings required to have two or more exits

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (111 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 (.06 lux) at the end of the emergency lighting time duration. A maximum-to-maximum illumination uniformity ratio of 40 to 1 shall not be exceeded

Indicate on plans that interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Specify the classifications per Table 803 and Section 803.1

The flame spread rating of paneling materials on the walls of the corridor, lobby and exit enclosure must be identified on plans (T-803.5)

Toilet room floors shall have a smoothe, hard non-absorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 4" (1210.1

Walls within 2 feet (610 mm) of the front and sides of urinals and water closets shall have smooth, hard non-absorbent surface of Portland cement, concrete or other smoothe, hard non-absorbant surface to a height of 4 feet (1219 mm), and except for structurall elements, the materials used in suchwalls shall be of a type that is not adversely affect by moisture.

Every space intended for human occupancy shall be provided with natural light by means of extior glazed openings in accordance with Sections 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

Provide anti-grafitti finish at the first 9 feet, measured from grade, at exterior walls and doors.

Each pane of safety glazing installed in hazardous locations shall be indentified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The folowing shall be considered specific hazardous locations for the purpose of safety glazing. Glazing in: Section 2406

a. Swing doors

b. Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.

c. Storm doors

d. Unframed swinging doors

e. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers.

f. Fixed or operable panels adjacent to a door where the nearest exposed edges of the glazing is within 24 inch arc or either vertical edge of the door in a closed position and where the bottome exposed edge of the glazing is less than 60 inches above the walking surface.

g. Fixed or operable pnel, other than described in items e thru f, which meets all of the following conditions (read code for exceptions with special installation)

i) Exposed area of an individual pane greater than 9 square feet.

ii) Exposed bottome edge less than 18 inches above floor.

iii) exposed top edge greater than 36 inches above floor.

iv) One or more walking surfaces within 36 inches horizontally of the plane of glazing.

h. Guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.

i. Walls and fences enclosing indoor and outdoor swimming pools and spas where all of the following condtions are present:

i) The bottom edge of glazing is less than 60 inches above walking surface on the pool or spa side of the glazing.

ii) the glazing is within 60 inches of a swimming pool or spa water's edge.

j. Adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface:when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface (read code for exception with special installation).

k. Adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread (read code for exception with special installation).

APPLICABLE CODES

2011 LA CITY BUILDING CODE

ADDITIONAL REQUIRMENTS

Provide separate permits for mechanical, electrical and plumbing.

FIRE DEPARTMENT NOTES

Provide portable fire extinguisher with a rating of not less 2-10BC for kitchen, electrical room, mechanical room, or parking garage.

Provide fire extinguisher as required by Fire Department field inspector.

Extend or Modify existing automatic fire extinguishing system, as needed, to be approved by Building and Safety Mechanical Plan Check prior to installation.

Provide fire alarm system

The exit path shall be identified by exit signs conforming to the requirements of section 1011. Exit signs shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet from nearest visible sign.

Exit signs shall be internally or externally illuminated.

Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles.

Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.

Exit signs shall be illuminated at all times.

Exit signs shall be connected to an emergency power system that will provide and illumination of not les than 90 min. in case of primary power loss.

Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Door handles, lock and other operating devices shall be installed at a min. 34" and max. 48" above the finished floor.

THIS DOOR TO REMAINED UNLOCKED WHEN BUILDING IS OCCUPIED

All egress door operations shall also comply with Section 1008.1.8 – 1008.1.6.

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:

a. Aisles and unenclosed egress stairways in rooms and space t hat require two or more means of egress

b. Corridors, exit enclosures and exit passageways in building required to have two or more exits.

c. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for building required to have two or more exits.

d. Interior exit discharge element, as permitted in Section 1024.1, in building required to have two or more exits.

e. Exterior landings, as required by Section 1008.1.5for exits discharge doorways in buildings required to have two or more exits.

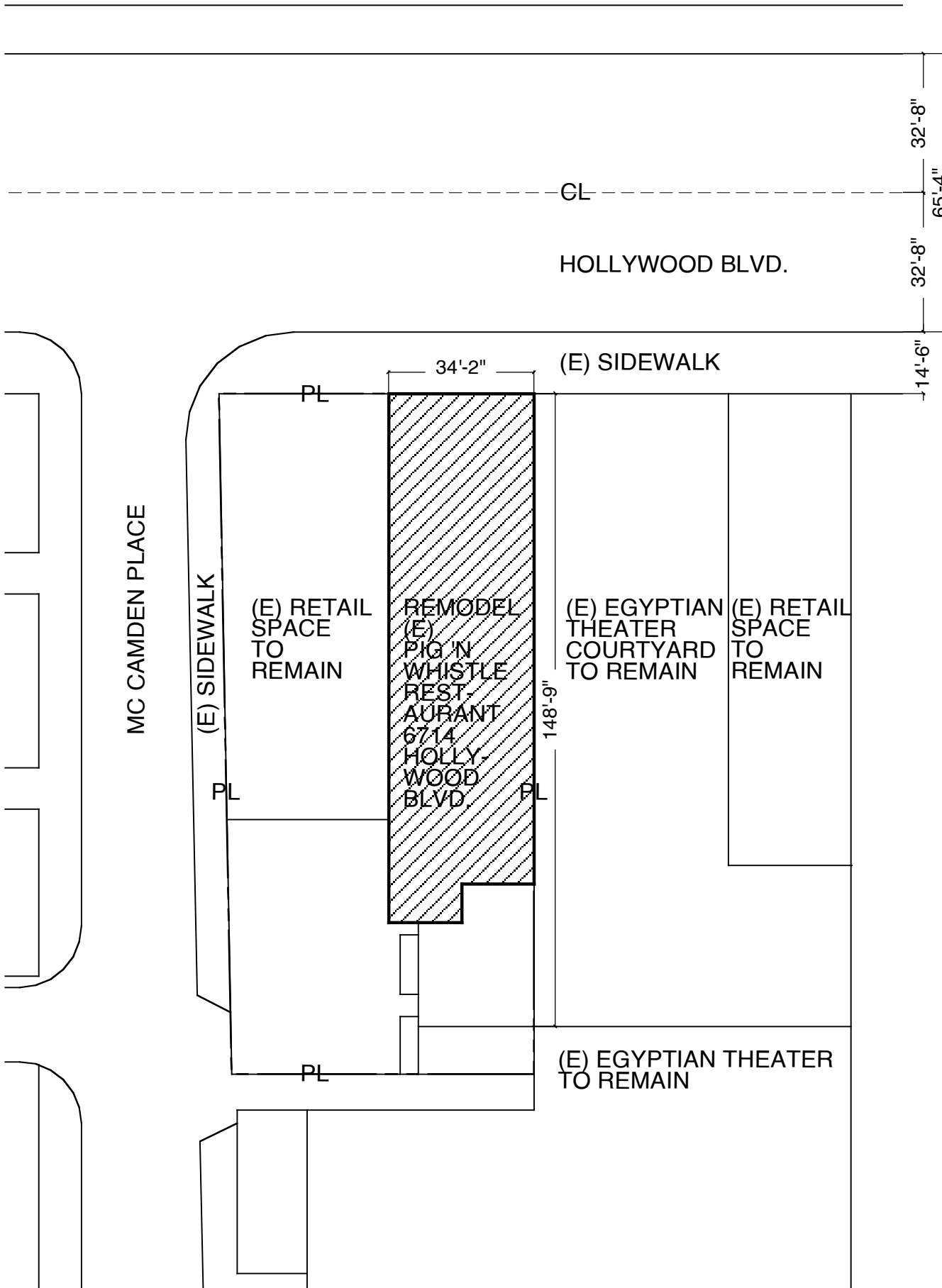
The emergence power system shall provide power for a duration of no less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot candle and a minimum at any point of 0.1 foot candle measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot candles average and minimum at any point to 0.06 foot candle at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

The exit signs shall also be connected to an emergency electrical system provided form storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see Section 403, 1003.2.8.5

PLUMBING FIXTURES

MEN
TOILETS - EXISTING 1
TOILETS - PROVIDED 1
URINALS - EXISTING 4
URINAL - PROVIDED 4
LAVATORIES - EXISTING 2
LAVATORIES - PROVIDED 2
WOMEN
TOILETS - EXISTING 5
TOILETS - PROVIDED 5
LAVATORIES - EXISTING 1
LAVATORIES - PROVIDED 1
SINGLE ROOM OCCUPANCY
TOILETS - EXISTING 1
TOILETS - PROVIDED 1
URINALS - EXISTING 1
URINAL - PROVIDED 1
LAVATORIES - EXISTING 1
LAVATORIES - PROVIDED 1



1 SITE PLAN
SCALE: 1/32"=1'-0"



RESTAURANT LOCATED AT:
6714 W. HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028
OWNER:
6714 HOLLYWOOD BOULEVARD TEMP LLC

DAVID KELLEN + ASSOCIATES, INC.
2701 AIRPORT AVENUE, SUITE #202
SANTA MONICA, CA 90405
TELEPHONE 310-313-2199
FAX 310-313-4250

NOVEMBER 9, 2021
PROJECT NO. 2021-0001
POC CORR 2 FEB 14, 2022

PROJECT DATA
OCCUPANCY TABULATION
SITE PLAN

A-0.1



2017 Los Angeles Green Building Code

FORM GRN 10

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO NON-RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit #		-	-	Date:	
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)	
PLANNING AND DESIGN					
1	5.106.1	Storm water drainage and retention during construction	NA	NIC	
2	5.106.4.1.1	Short-term bicycle parking (≥ 10 vehicular parking spaces)	NA	NIC	
3	5.106.4.1.2	Long-term bicycle parking (≥ 10 vehicular parking spaces)	NA	NIC	
4	5.106.5.2	Designated parking (≥ 10 vehicular parking spaces)	NA	NIC	
5	5.106.10	Grading and Paving	NA	NIC	
WATER EFFICIENCY & CONSERVATION					
6	5.303.1.1	Additions in excess of 50,000 sq ft	NA	<50,000 SF	
7	5.303.1.2	Excess consumption	A-0.2	GRN 15 - NOTE #2	
8	5.303.2	Water reduction	A-0.2	GRN 15 - NOTE #3	
9	5.303.3	Water conserving plumbing fixtures and fittings	A-0.2	GRN 15 - NOTE #3	
10	5.303.3.3	Showerheads	NA	NO SHOWER	
11	5.304.1	Outdoor water use in landscape areas	A-0.2	GRN 15 - NOTE #5	
12	5.304.3	Irrigation controller and sensor application	NA	NIC	
13	5.304.4	Outdoor water use meters	NA	NIC	
14	5.304.5	Exterior faucets	NA	NIC	
15	5.305.1	Graywater ready	NA	NIC	
16	5.305.2	Recycled water supply to fixtures	NA	NIC	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY					
17	5.407.1	Weather protection	A-0.2	GRN 15 - NOTE #7	
18	5.407.2.1	Sprinklers	A-0.2	GRN 14 - NOTE #9	
19	5.407.2.2.1	Nonabsorbent floor and wall finishes	A-0.2	GRN 14 - NOTE #10	
20		Exterior door protection	A-0.2	GRN 14 - NOTE #11	
21	5.407.2.2.2	Flashing	NA	NOT ADDITION	
22	5.408.1	Construction waste diversion	NA	NIC	
23	5.408.2	Universal Waste	NA	NIC	
24	5.408.3	Excavated soil and land clearing debris	NA	NIC	

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



2017 Los Angeles Green Building Code

FORM GRN 10

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
25	5.410.1	Recycling by occupants (additions that are > 30% of existing floor area)		
26	5.410.4	Testing, adjusting and balancing	A-0.2	TESTING NOTES
27	5.410.4.2	- Systems	A-0.2	TESTING NOTES
28	5.410.4.3	- Procedures	A-0.2	TESTING NOTES
29	5.410.4.3.1	- HVAC balancing	A-0.2	GRN 14 - NOTE #14
30	5.410.4.4	- Reporting	A-0.2	GRN 14 - NOTE #15
31	5.410.4.5	- Operation and maintenance manual	A-0.2	GRN 14 - NOTE #15
32	5.410.4.5.1	- Inspections and reports		
ENVIRONMENTAL QUALITY				
33	5.503.1	Fireplace and Woodstoves	NA	NA
34	5.504.1.3	Temporary ventilation	NA	NA
35	5.504.3	Covering of duct openings and protection of mechanical equipment during construction		
36	5.504.4	Finish material pollutant control	A-0.2	GRN 14 - NOTE #19
37	5.504.4.1	- Adhesives, sealants, and caulks		
38	5.504.4.3	- Paints and coatings		
39	5.504.4.3.1	- Aerosol paints and coatings	NA	NIC
40	5.504.4.3.2	- Verification	NA	NIC
41	5.504.4.4	Carpet systems	NA	NIC
42	5.504.4.4.1	Carpet cushion	NA	NIC
43	5.504.4.5	Composite wood products	A-0.2	GRN 15 - NOTE #24
44	5.504.4.6	Resilient flooring systems	A-0.2	GRN 15 - NOTE #25
45	5.504.5.3	Filters	NA	NIC
46	5.504.7	Environmental tobacco smoke (ETS) control	NA	NIC
47	5.505.1	Indoor moisture control	NA	NIC
48	5.506.2	Carbon dioxide (CO ₂) monitoring	A-0.2	NOTES
49	5.507.4.1	Exterior noise transmission prescriptive method	A-0.2	NOTES
50	5.507.4.1	- Exterior noise transmission for roof	A-0.2	NOTES
51	5.507.4.1	- Exterior noise transmission for walls	A-0.2	NOTES
52	5.507.4.1	- Exterior noise transmission for windows	A-0.2	NOTES
53	5.507.4.2	Exterior noise transmission performance method	A-0.2	NOTES
54	5.507.4.3	Interior sound transmission	NA	NIC
55	5.508.1	Ozone depletion and greenhouse gas reductions	NA	NO SUPER MARKET
56	5.508.2	Supermarket refrigerant leak reduction		

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VOC AND FORMALDEHYDE LIMITS
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

The tables below are taken from the 2017 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,3}
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY ^{1,2}	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry top coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ³	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	730
Clear	550
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Top and tie refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

¹ Grams of VOC per liter of coating, including water and including exempt compounds.
² The specified entry refers to effect unless revised limits are listed in subsequent columns in the table.
³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS ¹ Maximum Formaldehyde Emissions in Parts per Million.	
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

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PLUMBING FIXTURE FLOW RATES
Non-Residential Occupancies
2014 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 17

SECTION 5.303.2
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4,5}
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush ⁶
Flushometer tank water closets	1.28 gallons/flush ⁶
Flushometer valve water closets	1.28 gallons/flush ⁶
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
⁵ This requirement does not apply to faucets in commercial kitchens.
⁶ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

SOUND/NOISE TRANSMISSION NOTES

- 5.507.4 Acoustical control
- STC : Sound transmission class
- OITC : Outdoor-indoor sound transmission class
- CNEL : Community noise equivalent level
- Distance to airports and freeways are removed
- Envelope: STC 50 or OITC 40, Windows: STC 40 as 30) or OITC 30 for:
 - o Within 65 CNEL noise contour of an airport
 - o Within 65 CNEL or Ldn noise contour of a freeway, expressway, railroad, industrial or other sources determined by the General Plan
- Buildings exposed to 65 dB where noise contours are not available:
 - o Envelope: STC 45 or OITC 35,
 - Windows: STC 40 or OITC 30 - Performance method: provide interior noise environment not exceeding 50 dBA

SECTION 5.507 ENVIRONMENTAL COMFORT

CALGreen Section: 5.507.4 Acoustical control. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Section 5.507.4.1 or

5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures, and utility buildings.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport

Exceptions:

1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.

2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway noise source as determined by the Noise Element of the General Plan

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Ldn or 1-hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance method. For buildings located as defined in Sections A5.507.4.1 or A5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California

TESTING AND ADJUSTING

HEATING, VENTILATION AND AIR-CONDITIONING SYSTEM

i. THE SYSTEM IS A PACKAGED HEAT PUMP CONTROLLED BY THERMOSTAT AND TIME CLOCK.

ii. HVAC SYSTEM AND COMPONENTS WILL BE TESTED, ADJUSTED AND BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING STANDARDS:

TAB'S CONSTRUCTION SPECIFICATION INSTITUTE MASTER FORMAT (23 05 93 AND 15990

NEBB STANDARDS FOR TESTING, ADJUSTMENT AND BALANCING OF ENVIRONMENTAL SYSTEMS (7TH EDITION)

AABC'S NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE (6TH EDITIONS)

ASHRAE'S STANDARD 111-2008

INDOOR AND OUTDOOR LIGHTING AND CONTROLS

i. SYSTEM IS DIMMABLE LED LIGHTING THROUGHOUT ALL SPACES.

MULTIPLE ZONE DIMMING SYSTEM PER TITLE 24

W/ INTERGRATED SHUT OFF CONTROLS.

ii. TEST SYSTEM HAS ABILITY TO BE DIMMED AND ADJUSTED TO RESET LEVELS PER ZONE. SYSTEM HAS OVERRIDE PER ZONE AS REQUIRED BY TITLE 24.

WATER HEATING SYSTEMS

i. 50 GAL - 25KW ELECTRIC WATER HEATER

ii. TESTING AND ADJUSTMENT PROCEDURES SHALL BE PER SMCA STANDARDS

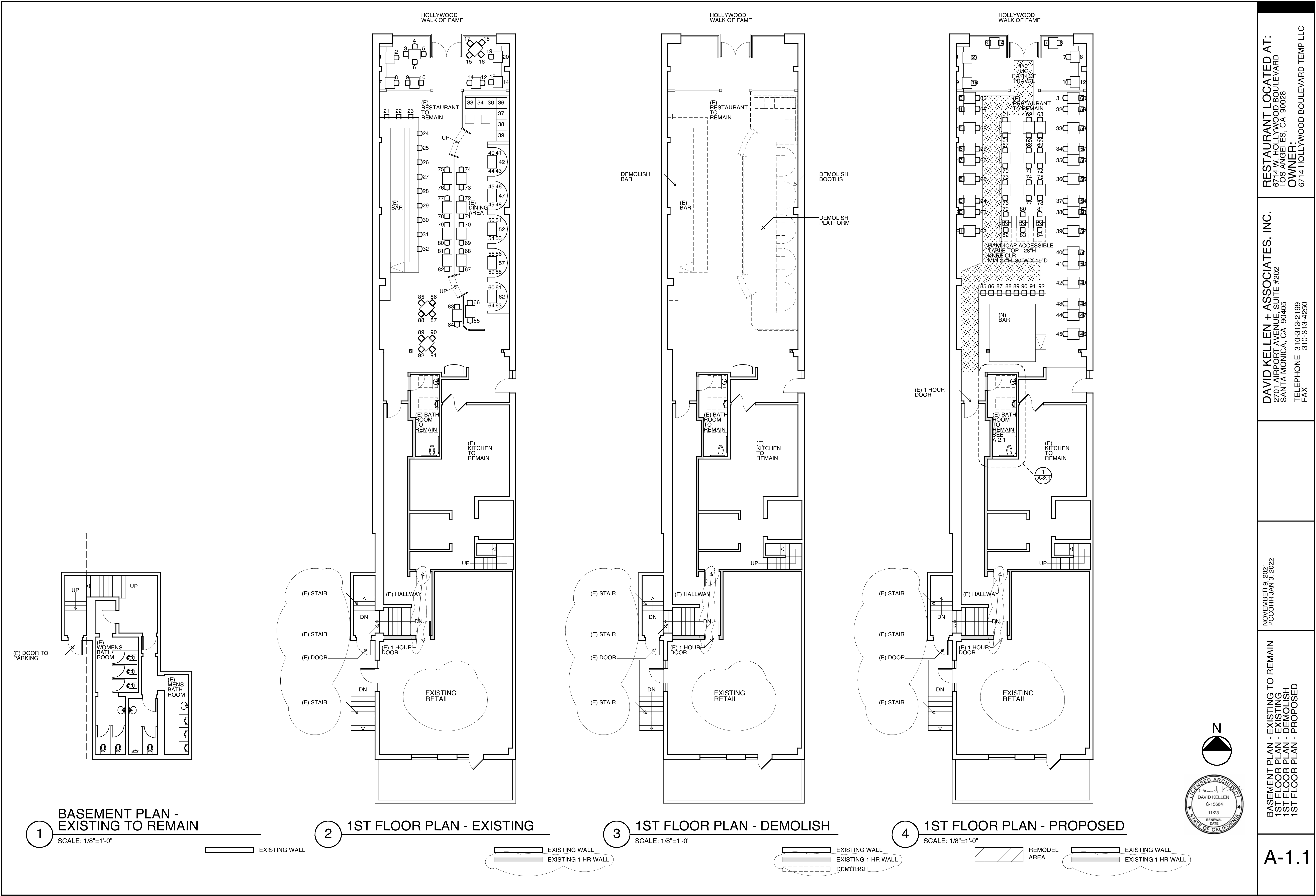
RESTAURANT LOCATED AT:
6714 W. HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028
OWNER:
6714 HOLLYWOOD BOULEVARD TEMP LLC

DAVID KELLEN + ASSOCIATES, INC.
2701 AIRPORT AVENUE, SUITE #202
SANTA MONICA, CA 90405
TELEPHONE 310-313-2199
FAX 310-313-4250

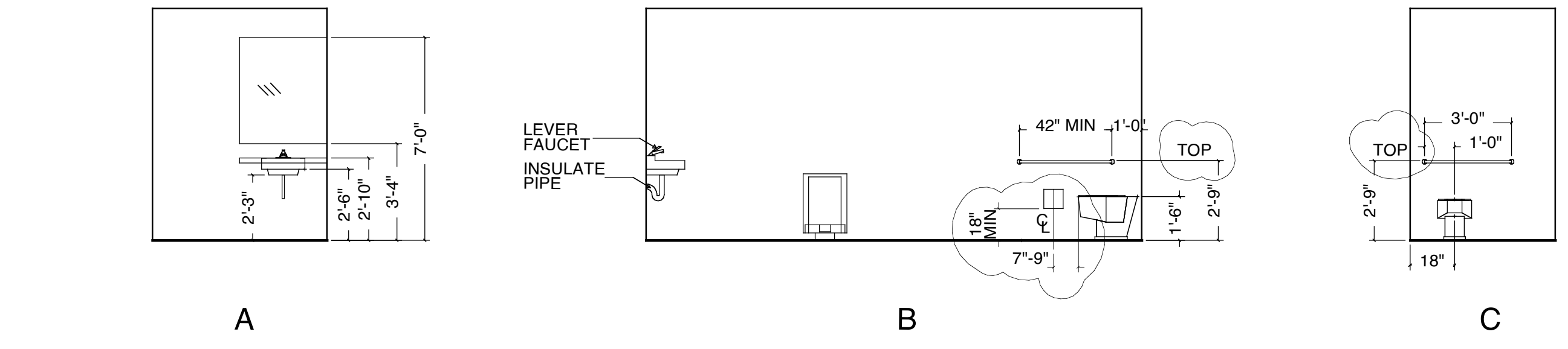
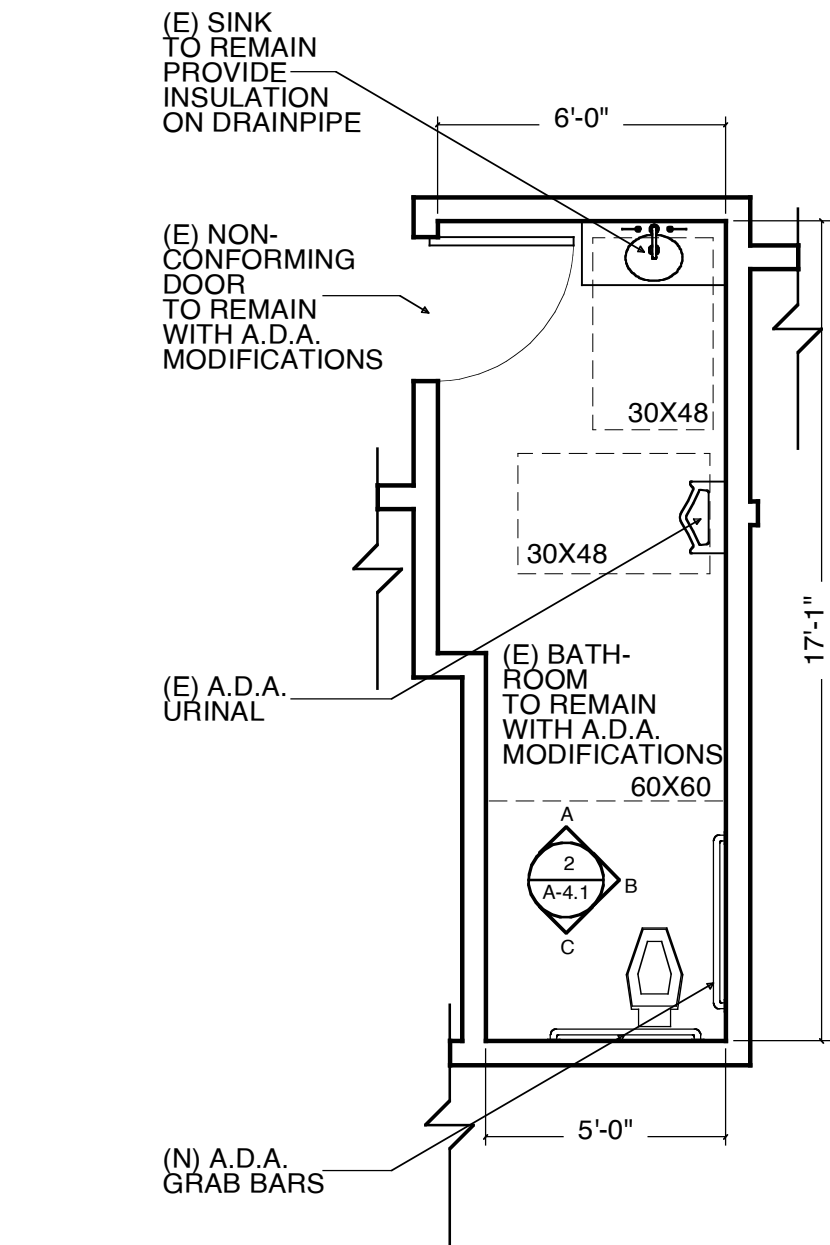
NOVEMBER 9, 2021

GREEN INFORMATION

A-0.2



RESTAURANT LOCATED AT: 6714 W. HOLLYWOOD BOULEVARD LOS ANGELES, CA 90028 OWNER: 6714 HOLLYWOOD BOULEVARD TEMP LLC	DAVID KELLEN + ASSOCIATES, INC. 2701 AIRPORT AVENUE, SUITE #202 SANTA MONICA, CA 90405 TELEPHONE 310-313-2199 FAX 310-313-4250	NOVEMBER 9, 2021 PCCORR JAN 3, 2022	BASEMENT PLAN - EXISTING TO REMAIN 1ST FLOOR PLAN - EXISTING 1ST FLOOR PLAN - DEMOLISH 1ST FLOOR PLAN - PROPOSED A-1.1
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<p>RESTAURANT LOCATED AT: 6714 W. HOLLYWOOD BOULEVARD LOS ANGELES, CA 90028</p> <p>OWNER: 6714 HOLLYWOOD BOULEVARD TEMP LLC</p>	<p>DAVID KELLEN + ASSOCIATES, INC. 2701 AIRPORT AVENUE, SUITE #202 SANTA MONICA, CA 90405</p> <p>TELEPHONE 310-313-2199 FAX 310-313-4250</p>		<p>NOVEMBER 9, 2021</p>	<p>BATHROOM PLAN BATHROOM INTERIOR ELEVATIONS</p>	<p>A-2.1</p>
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GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

NOTE: Code references are to the 2020 edition of the Los Angeles Building Code

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

The following, applicable, general notes shall be provided on the plans.

A. APPLICATION AND ADMINISTRATION

- Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and usable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. **§11B-108**

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- Floor and ground surfaces shall be stable, firm, and slip resistant. **§11B-302.1**
- Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/short pile texture. Pile height shall be ½ inch minimum. **§11B-302.2, Figure 11B-302.2**

CHANGES IN LEVEL

- Vertical changes in level for floor or ground surfaces may be ¼ inch high maximum and without edge treatment. Changes in level greater than ¼ inch and not exceeding ¾ inch in height shall be beveled with a slope not steeper than 1:2. **§11B-303, Figures 11B-303.2 & 11B-303.3**
- Changes in level greater than ¼ inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. **§11B-303**
- Vertical changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. **§11B-303.5**

TURNING SPACE

- Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. **§11B-304.3.1**
- T-shaped turning spaces shall be a T-shaped space with a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **§11B-304.3.2, Figure 11B-304.3.2**

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KNEE AND TOE CLEARANCE

- For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. **§11B-306.2.1**
- Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. **§11B-306.2.2**
- At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 26 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. **§11B-306.3.3, Figure 11B-306.3(c)**

- At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. **§11B-306.3**

PROTRUDING OBJECTS

- Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4½ inches maximum. **§11B-307.2, Figure 11B-307.2**
- Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(a)**
- Protruding objects shall not reduce the clear width required for accessible routes. **§11B-307.5**
- Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(b)**
- Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 76 inches minimum above the finish floor or ground. **§11B-307.4**
- Guards or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. **§11B-307.4, Figure 11B-307.4**

- Where a guy support is used within the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. **§11B-307.4.1, Figure 11B-307.4.1**

REACH RANGES

- Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.1**
- Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.2**
- High forward reach shall be that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches maximum above the finish floor or ground. **§11B-308.2.1, Figure 11B-308.2.1**
- High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. **§11B-308.2.2, Figure 11B-308.2.2**
- High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. **§11B-308.3.1, Figure 11B-308.3.1**

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- High side reach shall be 48 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**
- Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**
- Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. **§11B-308.3.2**

- Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured to the surface of the vehicular way where fuel dispensers are installed on existing curbs. **§11B-308.3.2**
- Operable PARTS
- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. **§11B-309.4**

C. ACCESSIBLE ROUTES

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

- Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. **§11B-405.1.1.1**
- Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:
Contrast percent = [(B1-B2)/B1] x 100 where
B1 = light reflectance value (LRV) of the lighter area and
B2 = light reflectance value (LRV) of the darker area
§11B-405.1.1.2 (See exception)
- Guards or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. **§11B-307.4, Figure 11B-307.4**

DOORS, DOORWAYS, AND GATES

- Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. **§11B-206.5**
- Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-404.1**
- Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening with between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. **§11B-404.2.3**
- Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. **§11B-404.2.4.1**
- Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**
- Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. **§11B-404.2.4.3**
- Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-404.2.5**
- Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. **§11B-404.2.5**

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- the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **§11B-404.2.7**
- The force for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404.2.9**
 - interior hinged doors and gates: 5 pounds maximum.
 - sliding or folding doors: 5 pounds maximum.
 - curved fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
 - exterior hinged doors: 5 pounds maximum.
- Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. **§11B-404.2.10**

RAMPS

- Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-405.2**
- Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). **§11B-405.3**
- Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. **§11B-405.4**
- The clear width of a ramp run shall be 48 inches minimum. **§11B-405.5**
- The rise of any ramp run shall be 30 inches maximum. **§11B-405.6**
- Ramps shall have landings at the top and bottom of each ramp run. **§11B-405.7**
- Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. **§11B-405.7.1**
- The landing clear width shall be at least as wide as the widest ramp run leading to the landing. **§11B-405.7.2**

- Top landings shall be 60 inches wide minimum. **§11B-405.7.2.1**
- The landing clear length shall be 60 inches long minimum. **§11B-405.7.3**
- Bottom landings shall extend 72 inches minimum in the direction of ramp run. **§11B-405.7.3.1**
- Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. **§11B-405.7.4**
- Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. **§11B-405.7.5**
- Ramp runs shall have compliant handrails per 11B-500 Handrails. **§11B-405.8**
- Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. **§11B-405.9.2 (See exceptions)**
- A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.9.2**
- Landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-405.10**

HANDRAILS

- Handrails shall be provided on both sides of stairs and ramps. **§11B-500.2**
- Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. **§11B-500.3**
- Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. **§11B-500.4**

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- Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. **§11B-500.5**
- Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail-gripping surface. **§11B-500.6**
- Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1½ inches minimum and 2 inches maximum. **§11B-500.7.1**
- Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2½ inches maximum. **§11B-500.7.2**
- Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. **§11B-505.10**
- Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. **§11B-505.10.1**
- At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**
- At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.3**

STAIRWAYS

- A stair is defined as a change in elevation, consisting of one or more risers. **§11B-202**
- All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) **§11B-504.2**
- Open risers are not permitted. **§11B-504.3 (See exceptions)**
- Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. **§11B-504.4.1**
- The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1½ inches maximum over the tread below. **§11B-504.5 (See exception for existing buildings)**
- Stairs shall have handrails complying with Section 11B-505 Handrails. **§11B-504.6**
- Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-504.7**
- Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.3 Raised Characters, 11B-703.3 Braille and 11B-703.3 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall be placed adjacent to the exit door. **§11B-703.3.4**

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include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. **§11B-504.8**

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

- Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.2.1**
- For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. **§11B-406.2, Figure 11B-406.2.2**
- The running slope of the curb ramp segments shall be in line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.3.1, Figure 11B-406.3.2**
- A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). **§11B-406.3.2**
- Blended transition ramps shall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**
- Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. **§11B-406.5.1**
- The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. **§11B-406.5.2**
- Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. **§11B-406.5.3**
- Grade breaks at the top and bottom of curb ramps shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. **§11B-406.5.6**
- The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. **§11B-406.5.7**
- Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **§11B-406.5.8**
- The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. **§11B-406.5.9**

- Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. **§11B-406.5.12**
- Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. **§11B-406.6, Figure 11B-406.6**

D. GENERAL SITE AND BUILDING ELEMENTS

- Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. **§11B-208.1**
- Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.
- Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-228.3.
- EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

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E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

- Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. **§11B-602.1**
- Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-602.2**
- Spout outlets shall be 36 inches maximum above the finish floor or ground. **§11B-602.4**
- The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. **§11B-602.5**
- The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. **§11B-602.6**
- Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. **§11B-602.7**
- Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. **§11B-602.8**
- All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. **§11B-602.9**

TOILET AND BATHING ROOM CLEARANCES

- Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. **§11B-213.2.1**
- Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. **§11B-603.3**

- Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. **§11B-603.4**
- Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5 (See exception) **§11B-603.5**

WATER CLOSETS AND TOILET COMPARTMENTS

- Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. **§11B-604.6**
- Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall be of a type that control delivery or that does not allow continuous paper flow. **§11B-703.2.6.1**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Page 7 of 10

- Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor. **§11B-604.7.2**
- Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. **§11B-605.2**
- Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the finish floor or ground. **§11B-605.4**
- For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-606.2**
- Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. **§11B-606.3**

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

- Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603

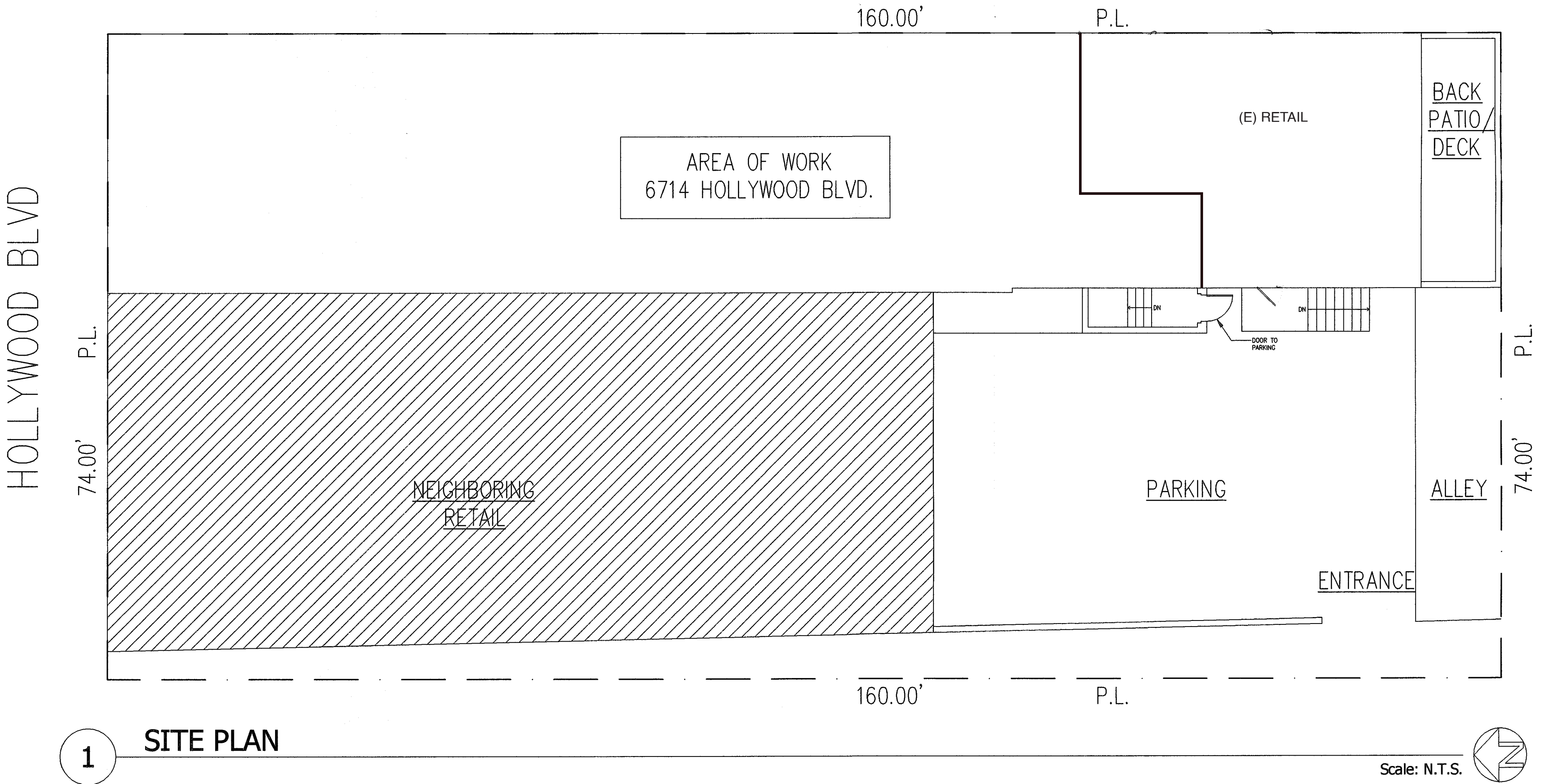
ENVIRONMENTAL HEALTH NOTES

1. A CONCRETE SLAB IS PROVIDED FOR TRASH, GARBAGE, AND GREASE CONTAINER STORAGE. IF WALLS ENCLOSE AREA, THE INTERIOR WALL SURFACES WILL BE SMOOTH, SEALED AND WASHABLE (E.G., PLASTERED SMOOTH AND PAINTED, ETC.).
2. ALL FOOD-RELATED AND UTENSIL-RELATED EQUIPMENT SHALL MEET OR BE EQUIVALENT TO SANITATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED PROGRAM.
3. ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MINIMUM 6" SANITARY LEGS, CASTORS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CURB WITH CONTINUOUSLY COVED BASE. COUNTERTOP EQUIPMENT WILL BE ON 4-INCH SANITARY LEGS OR SEALED TO THE COUNTER UNLESS READILY MOVABLE.
4. IF SOFT DRINK, ICE OR OTHER DISPENSERS ARE SELF-SERVICE, OR IF REFILLS ARE PROVIDED THEY MUST BE PUSH BUTTON TYPES, OR LEVER TYPES WHERE THE LEVER CONTACTS THE CONTAINER AT LEAST ONE INCH BELOW THE RIM.
5. ANY OPENABLE WINDOWS VENT OPENINGS OR OTHER SIMILAR OPENINGS MUST BE PROVIDED WITH TIGHT FITTING SCREENS OF MINIMUM 16-MESH TO THE INCH. WINDOWS TO BE FIXED AT FOOD PREP, UTENSIL-WASHING, OPEN FOOD AND UTENSIL STORAGE AREAS.
6. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.
7. BI-FOLD, FRENCH, ACCORDION STYLE AND ROLL-UP DOORS CANNOT OPEN INTO THE FOOD PREP, UTENSIL WASHING OR UNPACKAGED FOOD SERVICE AREAS.
8. TOILET ROOM AND DRESSING ROOM DOORS MUST BE SELF-CLOSING, TIGHT FITTING.
9. DELIVERY DOORS TO HAVE AIR CURTAIN FANS THAT SPAN THE WIDTH OVER THE DOOR. THE FAN MUST ACTIVATE VIA A MICROSWITCH PROVIDING A MINIMUM VELOCITY OF 1600 FPM MEASURED 3 FEET ABOVE THE GROUND.
10. A MINIMUM OF 10 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED IN WALK-IN REFRIGERATED STORAGE AND DRY STORAGE ROOMS AND AT LEAST 20-FOOT CANDLES IS PROVIDED WHERE FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE, WHERE FRESH PRODUCE OR PREPACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION, INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS, IN AREAS USED FOR HANDWASHING, WAREWASHING, EQUIPMENT AND UTENSIL STORAGE, AND IN TOILET ROOMS.
11. A MINIMUM OF 50 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED WHEN WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN ALL AREAS DURING PERIODS OF CLEANING.
12. SHATTERSHIELDS FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK, AND STORAGE AREAS WILL BE PROVIDED.
13. ALL WAREWASHING SINKS TO HAVE 3 COMPARTMENTS THAT ARE A MINIMUM SIZE OF AT LEAST 18"x18"x12" DEEP (OR 16"x20"x12" DEEP) WITH A MINIMUM 18" DRAINBOARD AT EACH END. IF AGAINST A WALL, IT MUST HAVE AN 8" INTEGRAL BACKSPASH. HOWEVER, IT MUST BE CAPABLE OF ACCOMMODATING THE LARGEST UTENSIL TO BE WASHED. A WAREWASHING MACHINE DOES NOT SUBSTITUTE FOR THE SINK REQUIREMENT.
14. SINKS TO HAVE SPOUT(S) CAPABLE OF REACHING EACH COMPARTMENT.
15. FOOD PREP SINK COMPARTMENT(S) TO BE AT LEAST 18"x18"x12" DEEP (OR 16"x20"x12" DEEP) WITH A MINIMUM 18" DRAINBOARD. SEPARATE FOOD PREP SINKS TO BE PROVIDED FOR MEATS AND PRODUCE.
16. THE 3 OR 4 COMPARTMENT BAR SINK TO BE AT LEAST 12"x12"x10" DEEP (OR 10"x14"x10" DEEP) WITH A MINIMUM 18" DRAINBOARD AT EACH END.
17. A SEPARATE WET WASTE DUMP FIXTURE SHALL BE PROVIDED FOR DISPOSAL OF DRINK OR WASTE ICE OR COFFEE WASTE.
18. EACH HANDWASHING SINK MUST HAVE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.
19. THE HOT WATER HEATER WILL BE A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120°F TO ALL SINKS. IN SIZING THE WATER HEATER, THE PEAK HOURLY DEMAND FOR ALL SINKS, ETC., ARE ADDED TOGETHER TO DETERMINE THE MINIMUM REQUIRED RECOVERY RATE.
20. ALL LAVATORIES OR HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER TEMPERED TO 100°F. SELF-CLOSING OR METERED FAUCET TO PROVIDE AT LEAST 15 SECONDS OF WATER WITHOUT REACTIVATION.
21. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE. ALL EXPOSED CONDUITS, PLUMBING, ETC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING STANDOFF BRACKETS.
22. CONDUITS, PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA OR DOOR OPENING.
23. MULTIPLE RUNS OR CLUSTERS OF CONDUIT OR PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE
24. ALL LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR SINKS ARE TO BE INSTALLED FLUSH WITH THE FINISHED FLOOR SURFACE AND HAVE SUITABLE EASILY REMOVABLE SAFETY COVER GRATES.
25. FLOOR SINK TO BE 50% EXPOSED WHEN NO ACCESS IS PROVIDED FOR CLEANING AND SERVICING OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREESTANDING EQUIPMENT.
26. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.
27. WATER SUPPLY TO CARBONATORS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER AND INSTALLED IN AN AREA READILY ACCESSIBLE FOR TESTING. THE RELIEF VALVE SHALL DRAIN INDIRECTLY TO SEWER WITH A LEGAL AIR GAP.
28. FOR CLEANING FLOOR MATS, THE JANITORIAL SINK TO BE A MINIMUM 24" BY 36" FLOOR-MOUNTED TYPE. MOPS SHALL BE PLACED IN A POSITION THAT ALLOWS THEM TO AIR-DRY WITHOUT SOILING WALLS, EQUIPMENT, OR SUPPLIES.
29. THE JANITORIAL SINK FAUCET WILL HAVE A THREADED OUTER LIP FOR HOSE ATTACHMENT AND AN APPROVED BACKFLOW PREVENTION DEVICE. NO CHEMICAL DISPENSING SYSTEMS OR SHUTOFF VALVES TO BE ATTACHED TO MOP SINK FAUCET OUTLET (UNLESS A "SIDEKICK" PLUMBING DEVICE IS INSTALLED).
30. NO CONDENSATE OR WASTEWATER INCLUDING HVAC WILL DRAIN INTO THE JANITORIAL SINK.
31. GREASE TRAP TO BE LOCATED OUTSIDE THE FOOD SERVICE ACTIVITY AREA, FLUSH WITH THE FINISHED FLOOR WHEN INDOORS. LOCAL WASTEWATER DISTRICT OR BUILDING DEPARTMENT TO BE CONTACTED FOR GREASE REMOVAL REQUIREMENTS.
32. FLOOR DRAINS SHALL BE INSTALLED IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING AND IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED, IN RESTROOMS, JANITORIAL ROOMS, SCULLERIES, AND AT BARS WITH WAREWASHING. FLOOR SURFACES IN AREAS PURSUANT TO THIS SHALL BE SLOPED 1:50 TO THE FLOOR DRAINS.
33. ADEQUATE VENTILATION IS TO BE PROVIDED TO ALL TOILET ROOMS, JANITOR CLOSETS WITH MOP SINKS, AND INDOOR TRASH ROOMS AND IN DRESSING/CHANGE ROOM(S).
34. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.
35. THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHEN, FOOD PREPARATION, WORK, AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL. FINISH MATERIAL SHALL BE A LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING.
36. PRIOR TO INSTALLATION, SAMPLES OF FINISHES TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED.
37. COLD STORAGE ROOMS SHALL BE PROVIDED WITH A SECTION OF SHELVING INSTALLED TO HOLD SHALLOW COOL DOWN PANS -NOT TO EXCEED 4" IN HEIGHT. SPACE BETWEEN SHELVING TO BE AT LEAST 8" HIGH.

38. BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 86 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN, FOOD PREP, AND WORK AREAS, WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18 INCHES DEEP AND START A MINIMUM SIX INCHES OFF THE FLOOR SURFACE.
39. SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREP SURFACES WILL BE METAL.
40. ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.
41. GREASE TRAPS INSTALLED BELOW FLOOR GRADE SHALL BE POSITIONED SO THAT THE LID IS FLUSH WITH THE FINISHED FLOOR.
42. AN INTERLOCKING SWITCH WILL BE PROVIDED BETWEEN HOOD EXHAUST AND MAKE UP AIR SYSTEMS.
43. THE TRASH ROOM OR AREA IS INSIDE THE FACILITY, THE ROOM/AREA WILL REQUIRE EASILY CLEANABLE, SMOOTH, LIGHT COLORED CEILING WITH WATER RESISTANT WALLS, AND THE FLOOR SURFACE MUST BE OF DURABLE, NON-ABSORBENT MATERIAL(CONCRETE, QUARRY TILE, ETC.) THAT SLOPES 1:50 (APPROXIMATELY 1/2" PER FOOT) TO A FLOOR DRAIN. THE BASE AT THE FLOOR AND WALL JUNCTURES MUST BE CONTINUOUS UP THE WALL 4" WITH A 3/8" MINIMUM RADIUS COVE. HOSE BIBB WITH BACKFLOW PREVENTION TO BE AT THIS ROOM.
44. a) ALL DOORS TO THE EXTERIOR MUST BE RODENT PROOF (<1/2" AT THE BOTTOM OF THE DOOR)
b) ALL EXTERIOR GLASS WINDOWS MUST BE PERMANENTLY FIXED.
45. ALL WALLS AND CEILINGS SHALL BE SMOOTH, NONABSORBENT, WASHABLE, AND OF LIGHT COLOR IN FOOD PROCESSING ROOM, RESTROOMS, DRESSING ROOMS AND JANITORIAL ROOM. MINIMUM 6" COVED BASE WITH MINIMUM 3/8" RADIUS SHALL BE PROVIDED AT THE JUNCTURE OF THE WALL AND FLOOR. IF ABRASIVE /ANTI-SLIPPERY FLOORING IS USED, IT IS TO BE LIMITED TO TRAFFIC AREAS ONLY; FLOORING UNDER EQUIPMENTS ARE TO BE SMOOTH. IF PAINT ON WALL IS SEMI GLOSS OR HIGH GLOSS, EASILY WASHABLE AND OF LIGHT COLOR.
46. ALL CONDENSATE LIQUID WASTE FROM WALK-IN COOLER SHALL BE DRAINED BY MEANS OF INDIRECT WASTE LINES INTO OPEN FLOOR SINKS. HORIZONTAL RUNS OF DRAIN LINES SHALL BE 6" OFF THE FLOOR SLOPE 1/4" PER FOOT AND SHALL TERMINATE AT LEAST 1" ABOVE THE OVERFLOW RIM OF THE FLOOR SINK. FLOOR SINKS SHALL BE LOCATED SO THAT THEY ARE READILY ACCESSIBLE FOR INSPECTION, CLEANING, REPAIRS AND NOT IN A WALKWAY. WASTE LINES SHALL NOT CROSS ANY AISLE, TRAFFIC AREA, OR DOOR OPENING. FLOOR SINKS ARE NOT PERMITTED INSIDE WALK-IN UNITS.
47. ALL DRY STORAGE / PACKAGED GOODS TO BE STORED ON NSF APPROVED SHELVING UNITS IN THE WAREHOUSE AREA.

SCOPE OF WORK
EXISTING FACILITY, NEW OWNERSHIP
AND REMODEL. INCLUDES FRONT BAR,
NEW EQUIPMENT. TOTAL AREA
3,668 S.F.

EQUIPMENT SCHEDULE															
#	EXISTING /NEW	QTY.	DESCRIPTION	SIZE	MANUFACTURER	MODEL #	PLUMBING			ELECTRICAL			OTHER	NSF	UL
							C.W	H.W	KBTU	VOLTAGE	KW/AMP	HP			
1	E	LOT	DINING BENCH												
2	E	LOT	DINING TABLE												
3	E	LOT	DINING CHAIR												
4	N	1	SERVICE COUNTER												
5	N	4	GLASS STORAGE BIN	24"W X 24"D X 36.5"H	KROWNE	KR18-GSB1							DRAIN TO F.S.	Y	
6	N	1	UNDERBAR 3-COMPARTMENT SINK	72"W X 18.5" D X 33" H.	KROWNE	18-63C	1/2"	1/2"					DRAIN TO F.S.	Y	
7	N	1	36" GLASS STORAGE BIN	36"Wx18.5"Dx33"H	KROWNE	18-36-7							DRAIN TO F.S.	Y	
7.1	N	1	24" GLASS STORAGE BIN	24"Wx18.5"Dx33"H	KROWNE	18-24-7							DRAIN TO F.S.	Y	
8	E/N	3	HAND SINK W/ 6" SPLASH GUARDS	12 5/8"Wx12 1/2"Dx12 1/2"L	GSW	HS-1615SS	1/2"	1/2"					DIRECT DRAIN	Y	Y
9	N	1	3 DOOR BACK BAR REFRIGERATOR	73"W X 24"D. X 39.5" H.	ARCTIC AIR	ABB72GZ				6 AMPS		1/3	SELF CONDENSER	Y	Y
10	E/N	2	P.O.S.											Y	
11	E	1	EXHAUST HOOD TYPE I (#1)	4'-0" x 10'-0"	CUSTOM									Y	Y
11.1	E	1	EXHAUST HOOD TYPE I (#2)	4'-0" x 10'-0"	CUSTOM									Y	Y
12	N	2	FRYER	15 1/8" X 30 3/32" X 47 3/32"	PITCO	SG14			110K					Y	Y
13	N	1	6 BURNER GAS RANGE	36" W. X 34" D. X 58" H.	WOLF	C36C-6BN	-	-	215K	-	-	-	1/2" GAS CONNECTION	Y	
14	N	1	CHEF BASE	74 3/8"L. X 31" D. X 25 1/2"H.	BLUEAIR	BACB74M-HC				115/60/1	3 AMPS			Y	Y
15	N	1	SALAMANDER BROILER	36"W X 18" D X 17" H.	COOK RITE	ATSB-36			43K					Y	Y
16	N	1	CHARBROILER	26.15"W X 31"D X 12"H.	VULCAN	VACB25			68K					Y	Y
17	E	1	CONVECTION OVEN	40" W. X 46" D. X 76 1/2" H.	AMERICAN RANGE	M-2			160K					Y	Y
18	N	2	SANDWICH PREP TABLE	72 5/8" W. X 32" D. X 37" H.	TURBO AIR	PST-72-D4-N				115/60/1	9.9A	3/8		Y	Y
18.1	N	2	OVERHEAD SHELVING (ABOVE PREP TABLE)	-	GSW	DS-1672								Y	
19	N	1	2 OPENING HOT FOOD UNIT	30 3/8" W. X 22 1/4"D X 34" H.	AEROHOT	E302/EP302				1000 WATTS 8.3A				Y	Y
20	E	2	S/S WORK TABLE	48"W X 12" D	GSW	WT-P3060								Y	
21	E	LOT	OVERHEAD SHELVING (WALL MOUNTED)	30"	ADVANCE TABCO	-								Y	
22	E	1	DIRTY TABLE (W/ PRE-RINSE SINK)	L SHAPE	GSW	CUSTOM	1/2"	1/2"					DRAIN TO F.S.	Y	
23	N	1	DISH WASHER (LOW TEMP)	-	CMA DISHMACHINES	CB	1/2"	1/2"		115/60/1	30 A		DRAIN TO F.S.	Y	
24	E	1	CLEAN TABLE	36"W X 30" D.	GSW	DT30C-R								Y	
25	E	1	3-COMP SINK W/ FAUCET	90"W X 24"D X 39"H	GSW	SE18183D	1/2"	1/2"					DIRECT DRAIN ADJ. TO F.D.	Y	Y
26	E	2	S/S WORK TABLE	72"W. X 18"D.	GSW	WT-P1872								Y	
27	E	1	PREP SINK	39"Wx24"Dx45"H	GSW	SE18181R	1/2"	1/2"					DRAIN TO F.S	Y	Y
28	E	1	S/S WORK TABLE	36"W. X 30"D.	GSW	WT-P3036								Y	
29	E	1	SANDWICH PREP TABLE	60 1/2" L. X 34" D. X 39"H.	TURBO AIR	EST-60-24-N-V				115/60/1	4.1A	2/5		Y	Y
30	E	1	MOP SINK W/ BACKFLOW PREVENTOR	21"W X 21 1/2"D X 36"H	GSW	SE18181P	1/2"	1/2"					DIRECT DRAIN	Y	Y
30.1	E	1	MOP HOLDER	-	-	-								Y	
30.2	E	1	CHEMICAL SHELF	30"	GSW	-								Y	
31	E	1	S/S WORK TABLE	48"W. X 18"D.	GSW	WT-P1848								Y	
32	E	1	ICE MACHINE	22"Wx27"Dx28"H	HOSHIZAKI	HCD-1000B	1/2"			115/60/1	8.4A		DRAIN TO F.S	Y	Y
33	E	2	5-TIER WIRE SHELVING	36"Wx18"D	ADVANCE TABCO	EC-1836								Y	
34	E	2	5-TIER WIRE SHELVING	48"Wx18"D	ADVANCE TABCO	EC-1848								Y	
35	E	1	5-TIER WIRE SHELVING	48"Wx18"D	ADVANCE TABCO	EC-1848								Y	
36	E	1	CUSTOM COUNTER AND SHELVES												
37	E	1	UNDERBAR 3-COMPARTMENT SINK	60"W X 18.5" D X 33" H.	KROWNE	18-53C	1/2"	1/2"					DRAIN TO F.S.	Y	
38	E	1	DRAINBOARD	36"W X 18.5"D X 33"H	KROWNE	18-GS36							DRAIN TO F.S.	Y	
39	E	1	SERVICE COUNTER												
40	E	1	TANKLESS WATER HEATER	6.5 GPM	RINNAI	RLX94i									



SITE PLAN

RESTAURANT LOCATED AT:
6714 W. HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028
OWNER:
6714 HOLLYWOOD BOULEVARD TEMP LLC

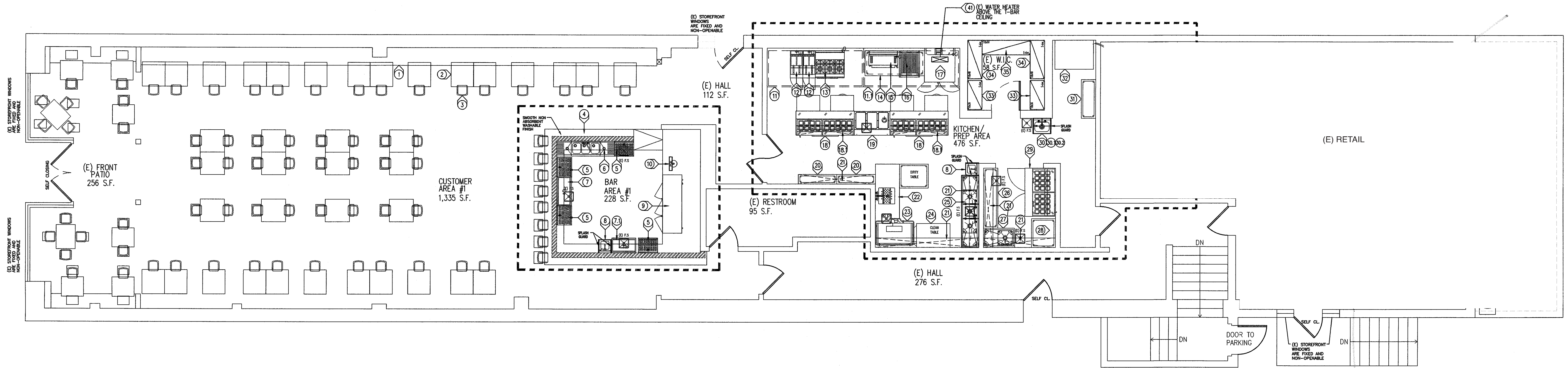
DAVID KELLEN + ASSOCIATES, INC.
2707 AIRPORT AVENUE, SUITE #202
SANTA MONICA, CA 90405
TELEPHONE 310-313-2188
FAX 310-313-4280



NOVEMBER 9, 2021
PCCORR FEB 14, 2022

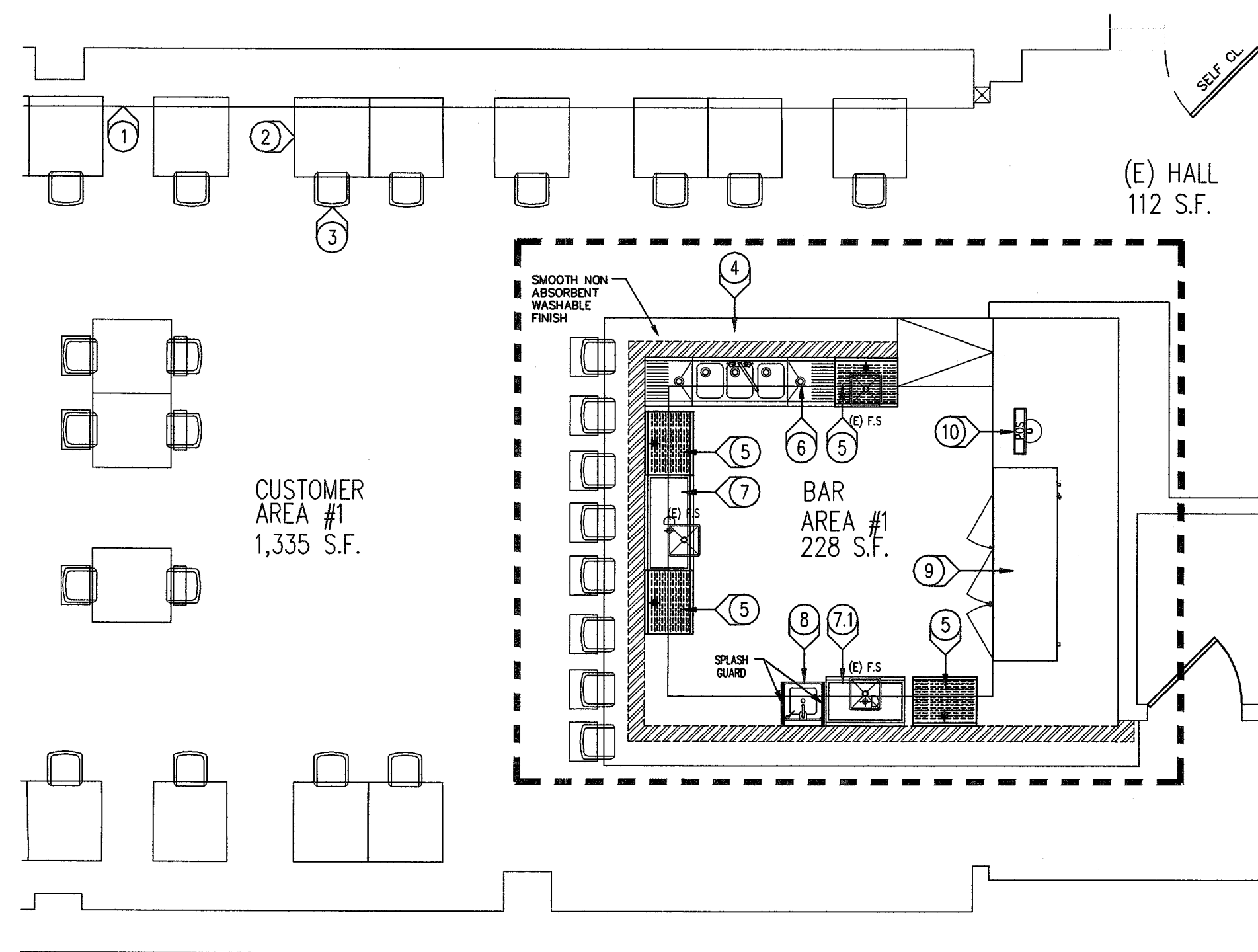
HEALTH NOTES
EQUIPMENT SCHEDULE
SITE PLAN

K-1.0



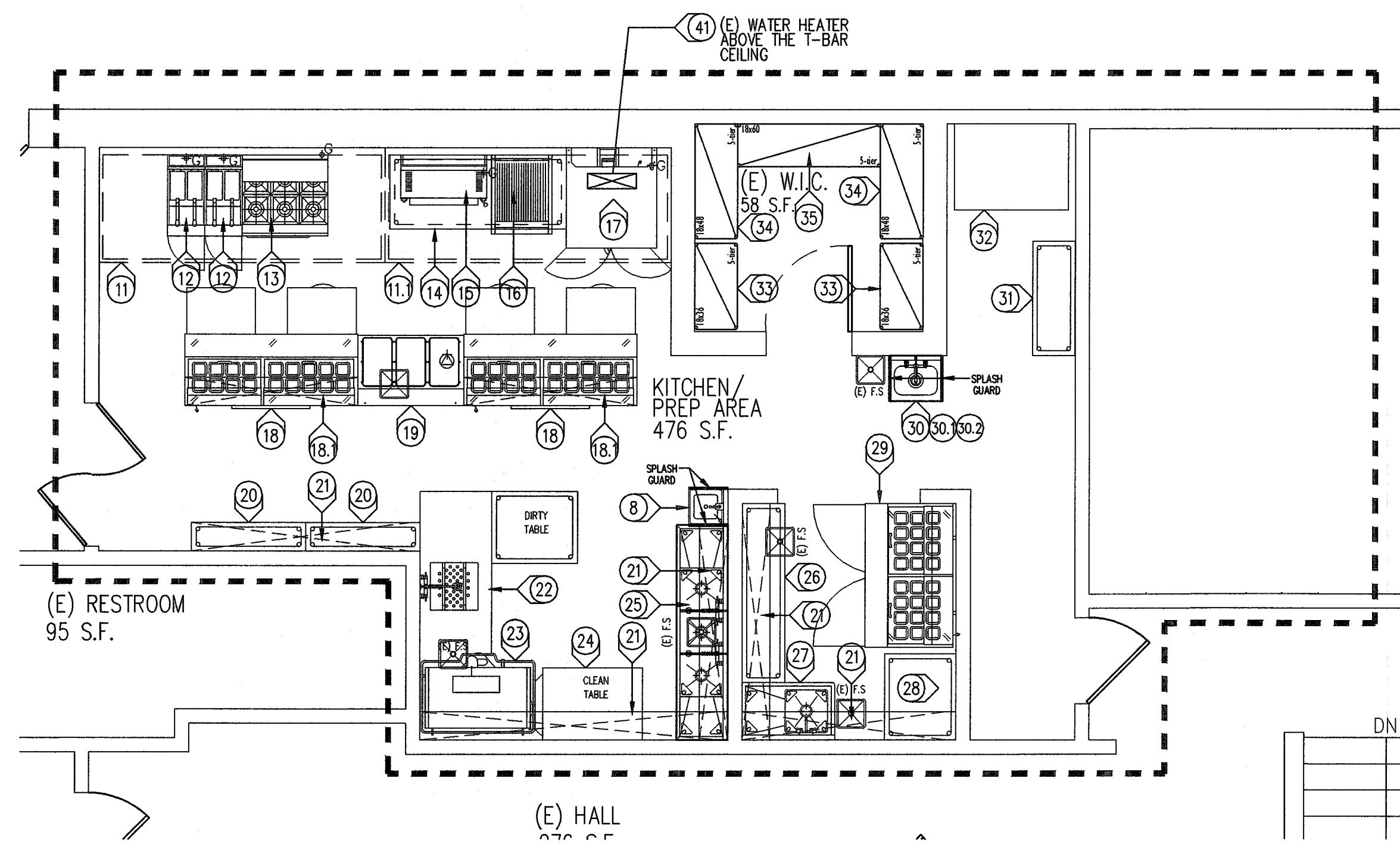
1 EQUIPMENT FLOOR PLAN

Scale: N.T.S.



2 EQUIPMENT FLOOR PLAN - BAR AREA #1

Scale: 1/4"=1'-0"



3 EQUIPMENT FLOOR PLAN - KITCHEN/PREP AREA/

Scale: 1/4"=1'-0"

RESTAURANT LOCATED AT:
6714 W. HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028
OWNER:
6714 HOLLYWOOD BOULEVARD TEMP LLC

DAVID KELLEN + ASSOCIATES, INC.
2701 AIRPORT AVENUE, SUITE #202
SANTA MONICA, CA 90405
TELEPHONE 310-313-2199
FAX 310-313-4950



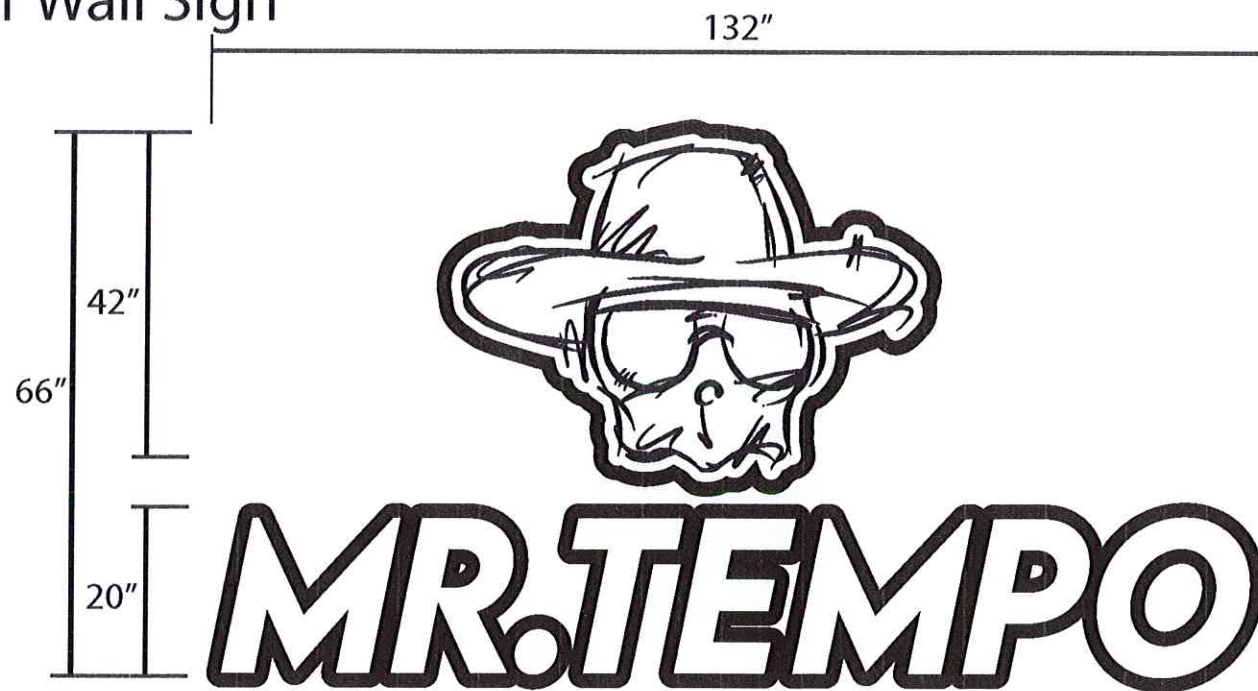
NOVEMBER 9, 2021
PCCORR FEB 14, 2022

EQUIPMENT PLAN

K-1.1

7/2

S1 Wall Sign

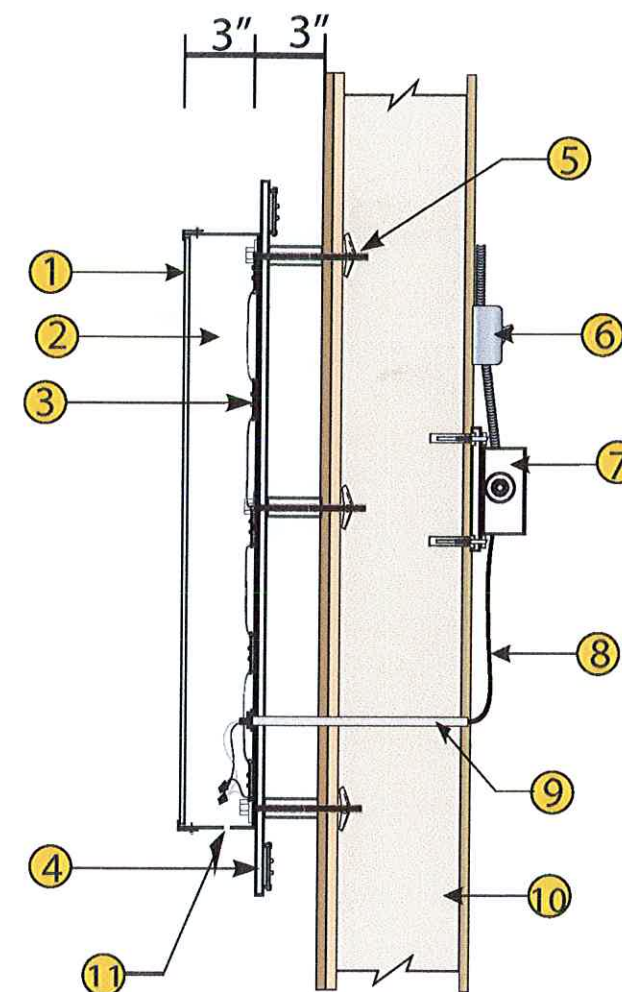


Scale 1/2" = 1'-0"
 Logo 19.5 sq ft.
 Mr. Tempo 18.33 sq ft.
Total Sign 37.83 sq ft.

INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS.

Specifications:

Individual illuminated aluminum channel letters 3" deep
 pre-powder black returns with 3/4" black trimcap edges.
 Letter faces to be 3/16" white acrylic
 Letters to be mounted on a .080 aluminum contour painted
 black. Contour to be mounted 3" off the wall for amber halo effect.
 Light source to be white & amber LED.



LETTER SECTION

1. 3/16" acrylic face.
2. Deep aluminum return.
3. 12V LED light unit.
4. .080" aluminum backer with amber LEDs.
5. 3/8" steel toggle bolt anchor & alum. spacer (3) min. per section.
6. Disconnect Switch.
7. UL listed power supply.
8. UL 18AWG wire
9. 1/2" pass thru LED wire.
10. Portland cement plaster over 1/2" plywood existing wall.
11. 1/4 drain hole.



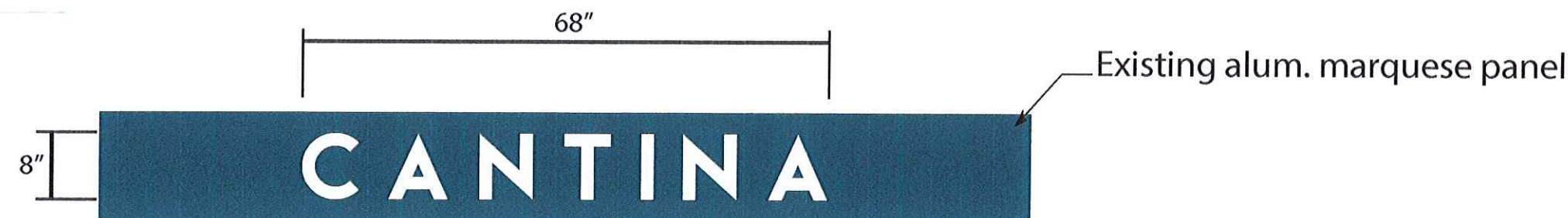
www.speedqualitysigns.com
 Lic. #873011

Office: 714-751-5778
 Cell: 714-356-8893
 E-mail: info@speedqualitysigns.com
 Address: 635 S. Santa Fe Street Santa Ana Ca 92705

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical code and/or other applicable local codes. This includes proper groundign and bonding of the sign.

Project: Mr. Tempo Cantina			Approval Signatures
Location: 6714 Hollywood Blvd. Los Angeles, CA 90028			
Contact: Gorge Cuevas			
Date: 10/25/21	Sales & Design SQS	Job#00001763	
			Client:_____
			Landlord:_____

S2 Marquese Sign



Scale 1/2" = 1'-0"

Cantina 3.77 sq ft.

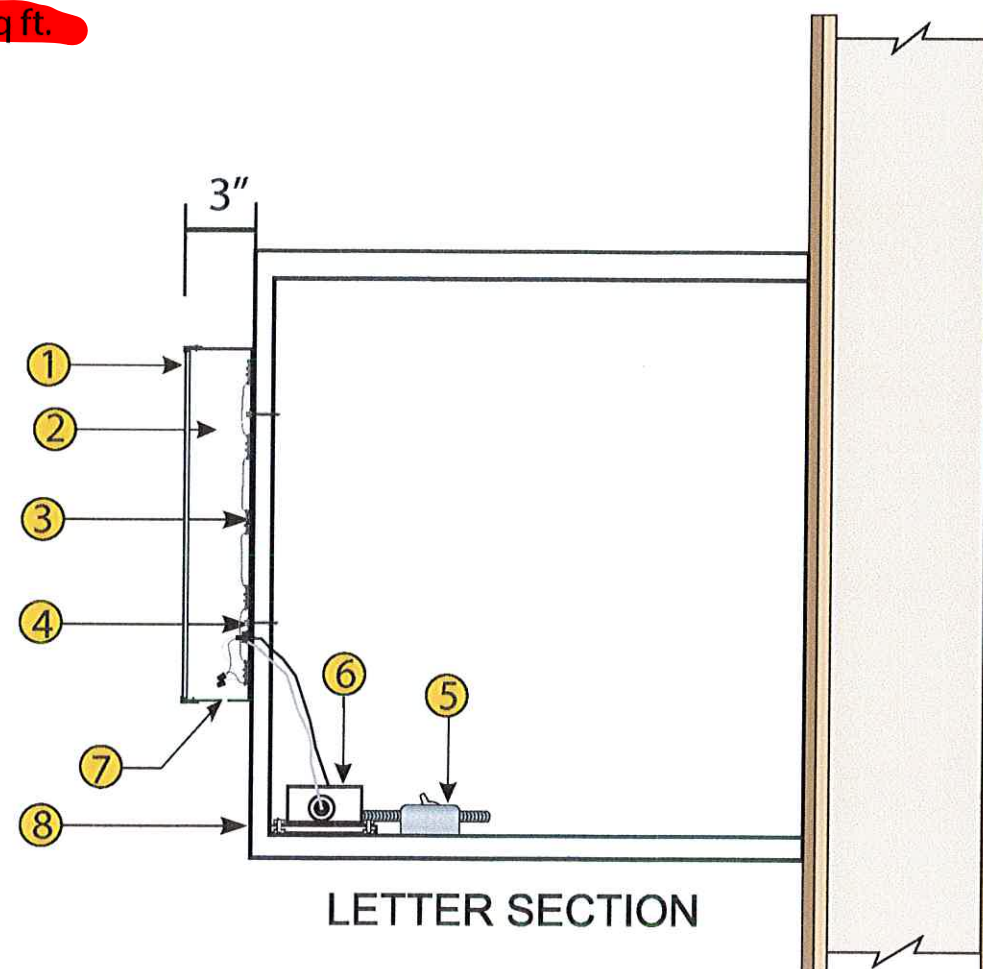
INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS.

Specifications:

Individual illuminated aluminum channel letters 3" deep
pre-powder black returns with 3/4" black trimcap edges.

Letter faces to be 3/16" white acrylic.

Light source to be white & amber LED.



1. 3/16" acrylic face.
2. Deep aluminum return.
3. 12V LED light unit.
4. 3/16" x 1 1/2" long metal screws (4) min. per letter.
5. Disconnect Switch.
6. UL listed power supply.
7. 1/4" drain hole.
8. Existing .080 aluminum panel over alum. frame marquese canopy.



www.speedqualitysigns.com

Lic. #873011

Office:
714-751-5778

Cell:
714-356-8893

E-mail:
info@speedqualitysigns.com

Address:
635 S. Santa Fe Street Santa Ana Ca 92705

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical code and/or other applicable local codes. This includes proper groundign and bonding of the sign.

Project: Mr. Tempo Cantina

Location: 6714 Hollywood Blvd. Los Angeles, CA 90028

Contact: Gorge Cuevas

Date: 10/25/21

Sales &
Design SQS

Job#00001763

Approval Signatures

Client: _____

Landlord: _____

New Proposed Sign



Existing Sign Sq Ft 47



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Design - Fabrication - Installation
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Approval Signatures

Client: _____

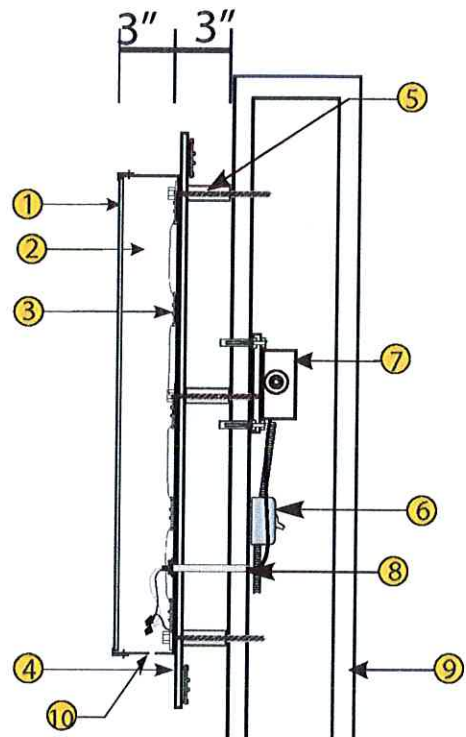
Landlord: _____

S3 & S4 Signs

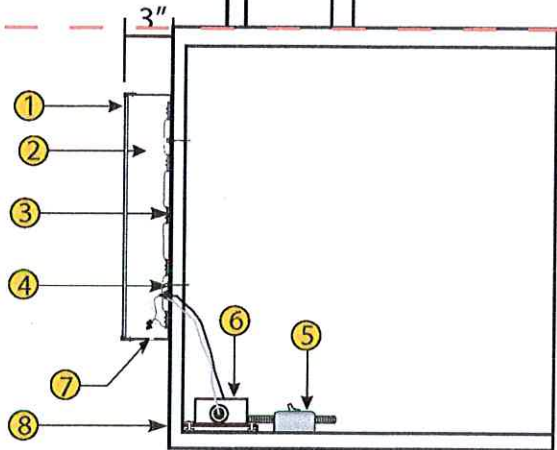


Scale 1" = 1'-0"
Logo 5.11 sq ft.
Mr. Tempo 4.58 sq ft.
Cantina 3.77 sq ft.
Total Sign 13.46 sq ft.

INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS.
Specifications:
Individual illuminated aluminum channel letters 3" deep
pre-powder black returns with 3/4" black trimcap edges.
Letter faces to be 3/16" white acrylic
Letters to be mounted on a .080 aluminum contour painted
black. Contour to be mounted 3" off the wall for amber halo effect.
Light source to be white & amber LED.



1. 3/16" acrylic face.
2. Deep aluminum return.
3. 12V LED light unit.
4. .080" aluminum backer with amber LEDs.
5. 3/16" x 5" metal screws & alum. spacer (4) min. per section.
6. Disconnect Switch.
7. UL listed power supply.
8. 1/2" pass thru LED wire.
9. Existing .080 aluminum panel over alum. frame marquee canopy.
10. 1/4" drain hole.



LETTER SECTION

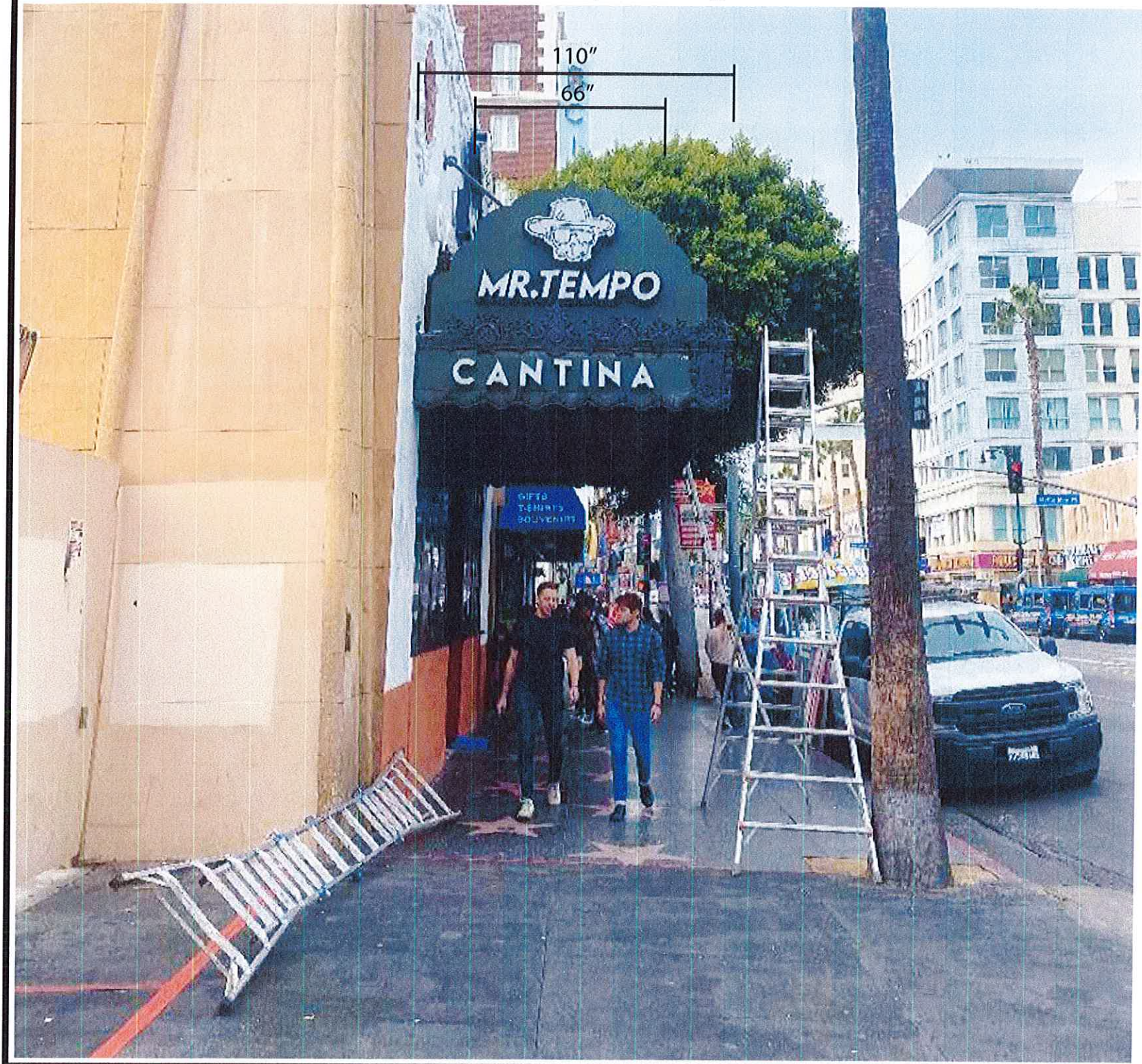
1. 3/16" acrylic face.
2. Deep aluminum return.
3. 12V LED light unit.
4. 3/16" x 1 1/2" long metal screws (4) min. per letter.
5. Disconnect Switch.
6. UL listed power supply.
7. 1/4" drain hole.
8. Existing .080 aluminum panel over alum. frame marquee canopy.

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Location: 6714 Hollywood Blvd. Los Angeles, CA 90028			
Contact: Gorge Cuevas			
Date: 10/25/21	Sales & Design SQS	Job#00001763	
			Client:_____
			Landlord:_____

S3 Sign

New Proposed Sign



Existing Sign Sq Ft 18



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Location: 6714 Hollywood Blvd. Los Angeles, CA 90028			
Contact: Gorge Cuevas			
Date: 10/25/21	Sales & Design SQS	Job#00001763	
			Client:_____
			Landlord:_____

S4 Sign

New Proposed Sign



Existing Sign Sq Ft 18

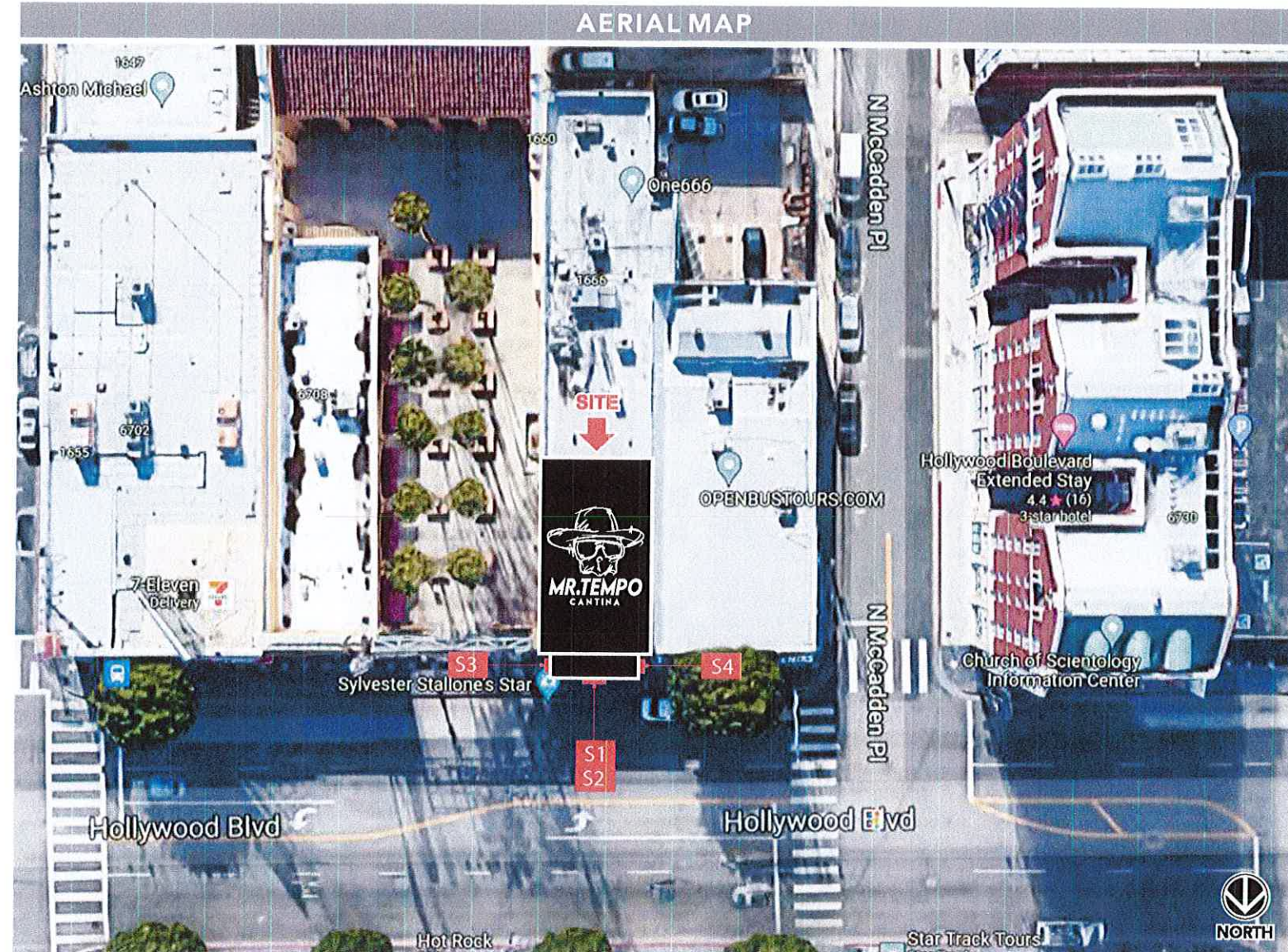


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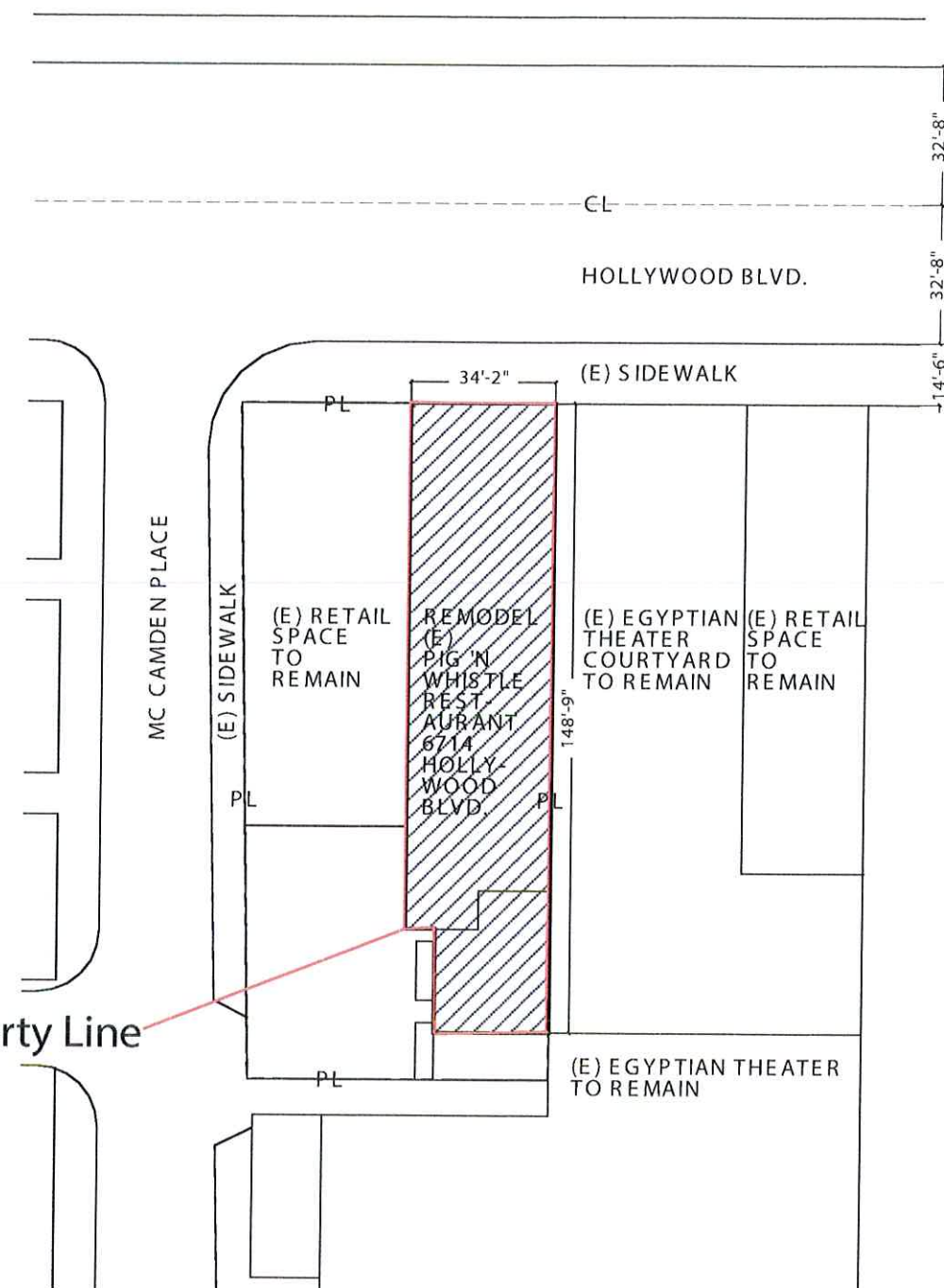
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Location: 6714 Hollywood Blvd. Los Angeles, CA 90028				
Contact: Gorge Cuevas				
Date: 10/25/21	Sales & Design SQS	Job#00001763		



Property Line



1 SITE PLAN
SCALE: 1/32"=1'-0"

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